Davidson County DEEDWARR
Recvd: 12/27/02 10:00 2pgs
Fees:13.00 Taxes:370.74
20021227-0159505

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Brian Siskind
Sarah Siskind
542 Westboro Drive
Nashville, TN 37209
SEND TAX BILLS TO:
Same

# WARRANTY DEED

(Map Number 90-16; Parcel Number 110.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Mark L. Wingate and wife, Sally D. Wingate,** have bargained and sold and do hereby transfer and convey unto **Brian Siskind and wife, Sarah Siskind**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of Section Two, Westboro, of record in Book 1424, page 60, said Register's Office, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Mark L. Wingate and wife, Sally D. Wingate, by deed from Derrick A. Anderson and wife, Dee-Ann Anderson, of record in Book 10908, page 485, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1424, page 60, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **542 Westboro Drive, Nashville, TN 37209**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 24th day of December, 2002.

MARK L. WINGATE

SALLY D. WINGATE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark L. Wingate and Sally D. Wingate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in [illegible] County, Tennessee, on this the 24th day of December, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,200.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of December, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH Notary Public At Large RUTHERFORD COUNTY, TN