22-1-174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/03 12:09 2pgs
Fees:13.00 Taxes:587.93
20030106-0001823

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Reed Maynard (NAME)	Franklin American Mortgage (NAME)	MAP 051-02
1002 South Graycroft Avenue (ADDRESS)	501 Corporate Centre Dr., Ste 400 (ADDRESS)	PARCEL 034
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37057 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary C. McWhirter and husband, Carl R. McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Reed Maynard and husband, Joe E. Maynard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District of Metropolitan Government for Nashville, Davidson County, Tennessee, being more fully described as follows:

BEGINNING at an iron pin set at the intersection of south right-of-way line of Chadwell Drive (a 50 foot road) and the west right-of-way line of South Graycroft Avenue (a 55 foot road as widened); thence, with the west right-of-way of South Graycroft Avenue. S 02 degrees N 44' 17" W, 210.92 feet to an iron pin set; thence, with the north line of a tract of land conveyed to James D. Word, et ux by Deed of record in Book 1759, Page 639, Register's Office for Davidson County, Tennessee, N 85 degrees N 46' 33" W, 300.04 feet to an existing iron pin; thence, with the east line of a tract of land conveyed to Alfred E. Wehby, et ux by Deed of record in Book 3849, Page 404, Register's Office for Davidson County, Tennessee, N 02 degrees N 33' 04" E, 202.42 feet to an iron pin set on the south right-of-way line of Chadwell Drive; thence, with said south right-of-way line, S 87 degrees N 23' 57" E, 300.60 feet to the point of beginning and containing 1.425 acres according to a survey prepared by Ragan-Smith Associates, Inc. Dated March 30, 1994, last revised March 31, 1994.

BEING the same property conveyed to Mary C. McWhirter and husband, Carl R. McWhirter by Warranty Deed from Harold Reeves, Trustee of record by Instrument No. 20006130059098, Register's Office for Davidson County, TN.

Carla McWhirter executes this Instrument as Attorney-in-Fact on behalf of Carl R. McWhirter pursuant to Special Power-of-Attorney of record by Instrument No. 20030106-0001822, Register's Office for Davidson County, Tennessee. Carl R. McWhirter and Carl Richard McWhirter is one and the same person.

unimproved ( )
This is improved (X) property, known as 1002 South Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of December, 2002

Mary C. McWhirter
Carl R. McWhirter
By: Carl R. McWhirter By Carla McWhirter
Carla McWhirter, Attorney-in-fact

22-1-174

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY C. MCWHIRTER the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31 day of DECEMBER, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 10/25/03

Mary Birthright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this 31st day of DECEMBER, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CARLA MCWHIRTER to me known to be the person who executed the foregoing instrument in behalf of CARL RICHARD MCWHIRTER and acknowledged that SHE executed the same as the free act and deed of the said CARL RICHARD MCWHIRTER.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 31ST day of DECEMBER, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 10/25/03

Mary Birthright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____