PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (GJ) Title No: 44166

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/07/03 08:12 2pgs
Fees:13.00 Taxes:555.00
20030107-0002255

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Dan Saylor<br>Ann Saylor<br>324 Randall Drive<br>Nashville, TN 37211 | America's Wholesale Lender<br>750 Old Hickory Blvd. #180<br>Brentwood, Tennessee 37027 |

**TAX MAP-PARCEL NUMBERS:** 146-12-49

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Loyd C. Mayes and spouse, Jo Ann Mayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dan Saylor and spouse, Ann Saylor** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Crievewood of record in Plat Book 2331, page 99, Register's Office for said County.

Said Lot No. 1fronts 100.00 feet on the broken northerly margin of Randall Drive and extends back 221.7 feet on the easterly line and 209.2 feet on the broken westerly line to a dead line in the rear, measuring 91.7 feet thereon.

Being the same property conveyed to Loyd C. Mayes and spouse, Jo Ann Mayes by deed from Steven L. Higdon and spouse, Deborah W. Higdon of record in Book 10944, page 531, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 99, said Register's Office, which Plan shows a 80 foot minimum building setback line from Randall Drive and a 10 foot easement for public utility purposes along the westerly and rear line(s) of said lot and a utility overhang easement located on the front line of said lot.

**This is improved property, known as: 324 Randall Drive, Nashville, Tennessee 37211**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of January, 2003 .

Loyd C. Mayes

Jo Ann Mayes

**State of** TENNESSEE

**County of** WILLIAMSON

On this 3rd day of January, 2003 , before me the undersigned authority, personally appeared **Loyd C. Mayes and Jo Ann Mayes** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

My Commission Expires:

Notary

**State of** TENNESSEE

**County of** WILLIAMSON

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Affiant

Sworn and subscribed before me this 3rd day of January, 2003

DEBORAH GAIL JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

My Commission Expires:

Notary Public