Davidson County DEEDWARR
Recvd: 01/09/03 13:54 2pgs
Fees:13.00 Taxes:48.10
20030109-0004267

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Waymon Gannon
352 ~~345~~ Beech Avenue
Madison, Tennessee 37115

Send Tax Bills To
Same

Map-Parcel No.
Map 051-12-0
Group
Parcel 102.00

Warranty Deed

For and in consideration of the sum of $13,000.00, the receipt of which is hereby acknowledged, Buford Gannon, a widower, Grantor, transfers and conveys to Waymon Gannon ,a widower, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

BEING Lot No. 9 and the westerly 50 feet of Lot No. 10 on the Map of Andrew Jackson's Addition to Montague Park, of record in Book 547, Pages 83 and 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Waymon Gannon and Buford Gannon by deed from Waymon Gannon, a widower, of record in Instrument 20020603-066495, Register's Office for Davidson County, Tennessee.

This is improved property, known as 345 Beech Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 2002.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on January 8, 2003.

Buford E. Gannon

Buford Gannon, Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Buford Gannon , Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at office, on January 8, 2003.

Notary Public
My commission expires: Aug. 10, 2004

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00. Subscribed and sworn to before me on January 8, 2003.

Wayman Gannon, Affiant

Notary Public
My commission expires: Aug. 10, 2004