BOX 1

# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Ellen Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2003.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/08/03 08:28 2pgs
Fees:13.00 Taxes:610.50

20030508-0061498

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Patti M. Fogarty** | **Countrywide Home Loans, Inc.** | **Map 147-05-0, Parcel 132.00** |
| (NAME) | (NAME) | |
| **304 Randall Drive** | **7105 Corporate Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Plano, TX 75024** | |
| (CITY) (STATE) (ZIP) | (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, **John F. Wheeler and wife, Deronda L. Wheeler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patti M. Fogarty, unmarried**, 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:

**Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Crievewood, of record in Plat Book 2331, page 99, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to John F. Wheeler and wife, Deronda L. Wheeler by deed of record in Book 9299, Page 713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of John F. Wheeler and Deronda L Wheeler by Ellen Wright as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030508006149 7, in the Register's Office for **Davidson** County, Tennessee.

The said John F. Wheeler is one and the same person as John Wheeler.

The said Deronda L. Wheeler is one and the same person as Deronda Wheeler.

unimproved ☐
This is improved ☒ property, known as **304 Randall Drive, Nashville, TN 37211**
(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 **my/our hand(s)** this **1st day of May, 2003**.

John F. Wheeler by: Ellen Wright
**John F. Wheeler By: Ellen Wright, Atty in Fact**

Deronda L. Wheeler by Ellen Wright
**Deronda L. Wheeler By: Ellen Wright, Atty in Fact**

State of Tennessee
County of Davidson

On this **1st** day of **May, 2003** before me personally appeared **Ellen Wright**, the person who executed the foregoing instrument on behalf of **John F. Wheeler and Deronda L. Wheeler**, and acknowledged that she executed the same as the free act and deed of the said John F. Wheeler and Deronda L. Wheeler, through Power of Attorney granted her, by the said John F. Wheeler and Deronda L. Wheeler.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

Commission Expires:
1-29-05