Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $89,500.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2003.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 05/09/03 10:33 2pgs
Fees:13.00 Taxes:331.15
20030509-0062495

Address of New Owner:	Send Tax Bills to:	Tax Information
Geraldine Weatherford 178 Woodson Lane Nashville, TN 37211	Countrywide Home Loans 750 Old Hickory Blvd. #180 Brentwood, TN 37027	133-7-233.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lois Jean Sawyers and Lofton Willard Mayes, devisees under the will of Mrs. Frances L. Lepley, pursuant to the will of record in the Probate Court Clerk's Office for Davidson County, Tennessee**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Geraldine Weatherford**, hereinafter called the Grantees, their successors 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. 45 on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lofton W. Mayes and wife, Frances Louise Mayes by deed from John P. Butler and wife, Bonnie J. Butler, dated 10/29/56 and of record in Book 2599, Page 10, Register's Office for Davidson County, Tennessee. Lofton W. Mayes having since died. Frances Louise Mayes (aka Mrs. Frances L. Lepley) subsequently died (6/26/02) testate and by will of record in the Probate Court Clerk's Office for Davidson County, Tennessee. Subject property was devised to Lois Jean Sawyers and Lofton Willard Mayes, devisees under the will of Mrs. Frances L. Lepley.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 178 Woodson Lane, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of April, 2003.

Lois Jean Sawyers

Lofton Willard Mayes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lois Jean Sawyers and Lofton Willard Mayes, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 25th day of April, 2003.

Notary Public

My Commission expires 05/30/04

