Davidson County DEEDWARR
Recvd: 06/03/03 10:38 2pgs
Fees:13.00 Taxes:725.20

20030603-0075249

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

G-SZ-03-7213

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Maitland	Same as borrower	
7213 Wexford Point	(NAME)	141-15-D
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARL HERRGESELL AND WIFE, SUSAN HERRGESELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MICHAEL MAITLAND, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 26 on the Plan of "Sheffield" on the Harpeth, Phase One, of record in Book 6900, page 10 and 11, Register's Office for said County.

Said Lot No. 26 fronts 31.25 feet on the southerly margin of Wexford Point and extends back 127.91 feet on the northwesterly line and 161.47 feet on the broken southeasterly line to a dead line in the rear measuring 140.46 feet thereon.

BEING the same property conveyed to Carl Herrgesell and wife, Susan Herrgesell by deed dated December 2, 1999 and filed for record December 7, 1999 in Instrument No. 199912070300289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 6925, page 900; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; Book 9313, page 806, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7213 Wexford Point, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of May, 2003.

Carl Herrgesell by Susan Herrgesell, attorney at fact
Carl Herrgesell

Susan Herrgesell

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Mitchell, a Notary Public of the County and State first above written, do hereby certify that Susan Herrgesell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of May, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2003, before me personally appeared Susan Herrgesell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carl Hergesell and who acknowledged that he executed the same as the free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. 20030603007524 8 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2003.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903