WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/03 09:08 2pgs
Fees:13.00 Taxes:575.35

20030610-0079670

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Vandivort, et ux	SunTrust Mortgage, Inc.	103-03-0-175.00
(NAME)	(NAME)	
4704 Wyoming Avenue	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, Charles Edward Wakefield, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Vandivort and Deloris Vandivort, Husband and Wife, 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:

Being the westerly 10 feet of Lot No. 603 and the easterly 40 feet of Lot No. 605 of Block No. 30 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's office for Davidson County, Tennessee. Said parts of Lots Nos. 603 and 605 front together 50 feet on the northerly side of Wyoming Avenue, formerly Sixth Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward N. Wakefield and wife, Iva M. Wakefield, by deed from Granville R. Jones, and wife, Mattie Jones, of record in Book 1333, page 90, Register's Office for Davidson County, Tennessee. Edward N. Wakefield predeceased Iva M. Wakefield, and she having died testate on February 12, 2003, and by her Last Will and Testament of record in Instrument No. 200303140034339, said Register's Office, devised the property to Charles Edward Wakefield.

Vickie Wakefield joins in this conveyance for the sole purpose of conveying any marital interest she may have in and to said property.

unimproved

This is improved ✓ property, known as 4704 Wyoming Avenue, Nashville, TN 37205
(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 hand this 30th day of May, 2003.

Charles Edward Wakefield

Vickie Wakefield

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Wakefield and wife, ~~Vickie~~ Sandra Wakefield, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 2pm, Tennessee, this 30 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CSW
SW

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO.