FILE BOX 45

WARRANTY DEED

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Melinda S. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/25/03 14:55 2pgs
Fees:13.00 Taxes:325.60

20030725-0104407

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 211 Plaza Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda S. West (NAME)	NEW OWNER (NAME)	MAP 133-7
3361 Mimosa Drive (ADDRESS)	(ADDRESS)	PARCEL 176
Nashville, TN 37214 (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, Gary W. Waddey, Separate Property Trust Established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust, dated May 1, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda S. West, 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:

BEING Lot No. 87, on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Page 136, 137, and 138, Register's Office for Davidson County, TN, more particularly described as follows: Lot No. 87 fronts 69 feet on the southerly side of Mimosa Drive and runs back between lines 176.3 feet on the westerly side and 193 feet on the easterly side to a dead line in the rear and measures 111.8 feet on said dead line, same being a broken line.

BEING the same property conveyed to Gary W. Waddey, Separate Property Trust Established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust, dated May 1, 1998, by deed from Robert Wayne Jones, Sole Heir and Executor of the Estate of Thelma Mai Jones, of record in Instrument 200005230051705, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3361 Mimosa Drive, Nashville, TN 37214
(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 21st day of July, 20 03

Gary W. Waddey
Gary W. Waddey

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 ~~Gary W. Waddey Separate Property Trust~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this _____ day of July 20 03 .

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gary W. Waddey and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Separate Property Trust Established in the Gary W. * the within named bargainor, ~~and corporation~~, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gary W. Waddey as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 21st day of July 20 03 .

My commission expires 1/29/05

*and Jane G. Waddey Revocable Living Trust, dated 5-1-98

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.