Davidson County DEEDWARR
Recvd: 08/11/03 15:19 2pgs
Fees:13.00 Taxes:640.10

20030811-0114539

PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marlon K. Myatt and William S. Caldwell 5023 Chaffin Drive Nashville, TN 37221	First Horizon Home Loans P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: **Map** 155-16 **Parcel** 21.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall H. Draughon** and wife, **Renee W. Draughon**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Marlon K. Myatt and William S. Caldwell** as joint tenants with the right of survivorship and not as tenants in common, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 38, as shown on the map entitled Pasquo Park, Section 1, of record in Plat Book 3600, page 53, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall H. Draughon and wife, Renee W. Draughon by deed of record in Book 10713, page 959, in said Register's Office.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 3600, page 53, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 3769, page 294, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 5023 Chaffin Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1 day of August, 2003.

Randall H. Draughon

Renee W. Draughon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August, 2003, before me the undersigned authority, personally appeared **Randall H. Draughon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

~~Witness my hand, at office,~~ this 1st day of August, 2003.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August, 2003, before me the undersigned authority, personally appeared **Renee W. Draughon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 1st day of August, 2003.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $173,000.00.

Affiant

Sworn to and subscribed before me this 1st day of August, 2003.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public