WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/03 09:49 2pgs
Fees:13.00 Taxes:601.25

20031027-0157761

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3767

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis D. Oaks	Countrywide Home Loans	042-11-0 054.00
(NAME)	(NAME)	
601 Ronnie Road	PO Box 660694	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Dallas, TX 75266-0694	
(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, Norman P. Deep and John Kelly Deep and Lydia Ellen Wright and Elizabeth Ann Crawford and Louis A. Deep and William M. Deep and Martha Kris West, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis D. Oaks and wife, Judy Oaks, 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Section One, Haven Acres, as of record in Book 2331 page 89, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description..

Being all of the same property conveyed to Farris A. Deep and wife, Ruby J. Deep by deed dated March 17, 1967 from Juanita Beal Howell and husband, William H. Howell of record in Book 4113, page 255, Register's Office for Davidson County, Tennessee.

Ruby J. Deep died October, 1986, Farris A. Deep died July, 2001, leaving Will of record in Will Book 2130-391217 # 01 P. 1291, in the Probate Court of Davidson County, Tennessee, Lydia Ellen Wright, Elizabeth Ann Crawford, Louis A. Deep, William M. Deep, Norman P. Deep, Martha Kris West, and John Kelly Deep, convey the subject property as devisees under said will.

*a/k/a Martha Krista Matz

*a/k/a John K. Deep

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Norman P. Deep executes this Warranty Deed for and on behalf of himself and John Kelly Deep, Lydia Ellen Wright, Elizabeth Ann Crawford, Louis A. Deep, William M. Deep, Martha Kris West, pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 601 Ronnie Road, Madison, TN 37115

(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 our hands this 20th day of October, 2003.

William M. Deep
By: Norman P. Deep, AIF

Lydia Ellen Wright
By: Norman P. Deep, AIF

Elizabeth Ann Crawford
By: Norman P. Deep, AIF

Louis A. Deep,
By: Norman P. Deep, AI:F

Norman P. Deep

John Kelly Deep
By: Norman P. Deep, AIF

Martha Kris West,
By: Norman P. Deep, AIF

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Norman P. Deep, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of John Kelly Deep, Lydia Ellen Wright, Elizabeth Ann Crawford, Louis A. Deep, William M. Deep, Martha Kris West, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said John Kelly Deep, Lydia Ellen Wright, Elizabeth Ann Crawford, Louis A. Deep, William M. Deep, Martha Kris West. Witness my hand and Notarial Seal this 20th day of October, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027