WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/03 10:56 2pgs
Fees:13.00 Taxes:795.50

20031203-0173856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Martin	America's Wholesale Lender	101-149
(NAME)	(NAME)	
6832 River Road Pike	750 Old Hickory Blvd. #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, Brenda J. Weatherby, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Martin, a single man, 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. 2 on the Plan of the subdivision of the H.G. Mayo, Jr. Lands on River Road, of record in Plat Book 4595, Page 150, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John L. Weatherby and wife, Brenda J. Weatherby, by Warranty Deed dated December 18, 1979 from D.W. DeMoss, of record in Book 5545, Page 948, Register's Office for Davidson County, Tennessee. The said John L. Weatherby having since died on April 10. 1990.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREWITH is part of Lot No. 2 on the plan of a subdivision of the H.G. Mayo, Jr. lands on River Road conveyed to Fred A. McGill Jr., and wife, Josephine McGill by Deed of record in Book 4707, Page 720, Register's Office for Davidson County, Tennessee and more particulary described as follows:

Beginning at an iron pin in the southerly margin of New River Road, said iron pin being the northwesterly corner of said Lot No. 2 and the northeasterly corner of F.A. McGill, Jr.; thence, along a curve having a radius of 919.93 feet, with the southerly margin of said road a distance of 30 feet to a point; thence, leaving said road, S 30 23 W 695.28 feet to a point in Pickney's northerly line; thence, N 85 46 W 10 feet to a point, the southwesterly corner of said Lot No. 2; thence, with the westerly line of said Lot No. 2, N 28 47 E 708.33 feet to the point of beginning, containing 0.30 acres, more or less.

NOTE: THE PRIOR WARRANTY DEED HAD AN INCORRECT PLAT REFERENCE. THE CORRECT PLAT IS : PLAT BOOK 4595, PAGE 150.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6832 River Road Pike, Nashville, TN 37209

(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/our hand(s) this 24th day of November, 2003.

Brenda J. Weatherby

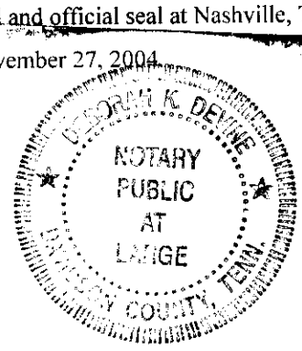
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda J. Weatherby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

RETURN TO:

Advantage Title & Escrow
109 Kenner Avenue
N... TN 37205
615-292-2665
#922