Prepared by:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 01/08/04 14:50 3pgs
Fees:18.00 Taxes:836.20
20040108-0003408

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2003, _____ between **WILLIAM C. MCCANLESS AND WIFE, CHRISTY B. MCCANLESS** of **DAVIDSON** County, Tennessee, First Parties, and John George Mast and wife, Susan L. Mast

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

20__ PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

William C. McCanless
WILLIAM C. MCCANLESS

Christy B. McCanless
CHRISTY B. MCCANLESS

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **WILLIAM C. MCCANLESS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of December, 2003.

Laura Gabriela Bodman
Notary Public
Printed name: _____

My commission expires: 2/7/05
(NOTARY SEAL)

LAURA GABRIELA BODMAN
Notary Public, State of Texas
My Commission Expires
February 07, 2005

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHRISTY B. MCCANLESS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of December, 2003.

LAURA GABRIELA BODMAN
Notary Public, State of Texas
My Commission Expires
February 07, 2005

My commission expires: _____
(NOTARY SEAL)

Laura Gabriela Bodman
Notary Public
Printed name: _____

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
John George & Susan L. Mast
608 Manor View Circle
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
John George & Susan L. Mast
608 Manor View Circle
Brentwood, TN 37027

CLT# 160-11-0-037.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 226,000.00.

_____ (AFFIANT)

Subscribed and sworn to before me, this 23rd day of December, 2003.

My commission expires 11-22-05

Notary Public
Printed Name Donald R. Barrett Jr.

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Exhibit A

Land in Davidson County, Tennessee, BEING Lot No. 119 on the Plan of Hearthstone, Phase 8, record in Book 6250, Page 929; 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 William C. McCanless and wife, Christy B. McCanless by Warranty Deed from Benjamin L. Harbin and wife, Janet K. Harbin of record at Instrument No. 20080082200082892, Register's Office for Davidson County, Tennessee.