Return to:
First Title and Escrow Company, Inc.
Box 9B File Number 22204

Davidson County DEEDWARR
Recvd: 01/23/04 09:47 2pgs
Fees:13.00 Taxes:795.50
20040123-0009024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2004.

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
Notary Public

MY COMMISSION EXPIRES November 25, 2006
STATE OF TENNESSEE
(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Webber | SouthTrust Mortgage | 155-7-B-10.00CO |
| (NAME) 517 Cold Stream Place | (NAME) Suite 100; 210 Wildwood Pkwy. | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Birmingham, AL 35209 | |
| (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,

**KERRY K. FINN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JAMES L. WEBBERAND WIFE, MARA C. WEBBER**

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. 50 on the Plan of Poplar Creek Estates, Phase V, Section A Subdivision (The Highlands of Allens Green), of record in Book 9700, Page 390, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kerry K. Finn by Warranty Deed dated July 9, 1998 from Zaring Homes, Inc., of record in Book 11015, Page 699, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 517 Cold Stream Place, Nashville, TN 37221
(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 16th day of January, 2004.

Kerry K. Finn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry K. Finn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 16th day of January, 2004

Commission expires: 5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Sharon L. Riney
Notary Public