Davidson County DEEDWARR
Recvd: 06/22/04 15:28 2pgs
Fees:13.00 Taxes:299.33

20040622-0074043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Stephen A. Whitman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Whitman (NAME)	Saxon Mortgage, Inc. (NAME)	MAP 71-8
503 Wesley Avenue (ADDRESS)	4880 Cox Road (ADDRESS)	PARCEL 193
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Glen Allen, Virginia 23060 (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, Wesley Avenue Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A. Whitman, an unmarried 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:

BEING part of Lot 64 on the Map of Section One, Joywood Heights, of record in Book 1130, Page 91, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 64 fronts 60 feet on the northerly side of Wesley Avenue and runs back 189.4 feet on the easterly line and 165 feet on the westerly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Terry F. Christison, Trustee of Wesley Avenue Land Trust by deed from Option One Mortgage Corporation of record in Instr: 20030411-0048242, and Instrument of Correction of Warranty Deed, of record in Instr: * , Register's Office, Davidson County, Tennessee.

* 20040622-0074042

Wesley Avenue Land Trust and Wesley Ave. Land Trust is one in the same.

This is the same description as in previous deed of record.

This conveyance is subject to sanitary sewers and/or storm drainage easement of record in Book 4139, Page 140, said Register's Office.

unimproved ( )
This is improved (*) property, known as 503 Wesley Avenue, Nashville, TN 37207
(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 hand this 18th day of June, 2004

Wesley Avenue Land Trust
BY: Terry F. Christison
Terry F. Christison, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Terry F. Christison and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Wesley Avenue Land Trust the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Terry F. Christison as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of June 2004.

My commission expires 11-26-2005 _____

Notary Public

