WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Alfreda L. Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2004.

Judy Harrison
Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/30/04 10:29 2pgs
Fees:13.00 Taxes:351.50
20040630-0077594

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfreda L. Mabry	EquiFirst Corporation	133-07-0-233
(NAME) 178 Woodson Lane	(NAME) 500 Forest Point Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte North Carolina 28273	
(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, Geraldine Weatherford , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfreda L. Mabry, An Unmarried Person , 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 Lot No. 45 on the Plan of Parma Heights as of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Geraldine Weatherford by Warranty Deed dated April 25, 2003 from Lois Jean Saywers and Lofton Willard Mayes, devisees under the will of Mrs. Frances L. Lepley, pursuant to the will of record in the Probate Court Clerk's Office for Davidson County, Tennessee of record in Instrument No. 20030509-0062495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lofton W. Mayes and wife, Frances Louise Mayes by Deed from John P. Butler and wife, Bonnie J. Butler dated October 29, 1956 and of record in Deed Book 2599, Page 10, Register's Office for Davidson County, Tennessee. Lofton W. Mayes having since died. Frances Louise Mayes (aka Mrs. Frances L. Lepley) subsequently died (8/26/02) testate and by will of record in the Probate Court Clerk's Office for Davidson County, Tennessee. Subject property was devised to Lois Jean Sawyers and Lofton Willard Mayes, devisees under the will of Mrs. Frances L. Lepley.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 178 Woodson Lane, Nashville, TN 37211

(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 15th day of June, 2004.

Geraldine Weatherford

Geraldine Weatherford

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 Geraldine Weatherford the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/15/2004

My Commission Expires 9-22-01

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

File Number2405271

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027