BOX 15

**THIS INSTRUMENT PREPARED BY:**
M. Kevin Heffelman
Nippert & Nippert Attorneys
112 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 08/03/04 15:33 2pgs
Fees:13.00 Taxes:573.50
20040803-0093040

**Name and Address of New Owners:**
Mack Waddell, and wife Inez D. Waddell
3112 Windsor Green Drive
Antioch, Tennessee 37013

**Persons Responsible for Taxes:**
Same

Map/Parcel Number:
150-4/ 55-2D 74217

## WARRANTY DEED

For and in consideration of the sum of **One Hundred Fifty Five Thousand ($155,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Mary K. Gastineau, formerly Mary S. King,**** the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **Mack Waddell and wife, Inez D. Waddell**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

** a widow

Land in Davidson County, Tennessee, being Lot No. 554 on the Plan of Kensington of Priest Lake, Section 1-B of record in book 6250, page 150, Register's Office for Davidson County, Tennessee.

SAID Lot No. 554 fronts 100 feet on the westerly margin of Windsor Green Drive and extends back 145 feet on the northerly line and 125 feet on the southerly line to a dead line in the rear measuring 101.98 feet thereon.

Being the same property conveyed to **Verner C. King and wife Mary S. King** by deed from **PhilHall Corp.**, of record in book 6783, page 317, Register's Office for Davidson County, Tennessee. Verner C. King died on July 26, 1988 and **Mary S. King** owns this property by right of survivorship. **Mary S. King and Mary K. Gastineau** are one and the same person.

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

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 GRANTOR further covenants with the said GRANTEES that they 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 GRANTOR further covenants and bind herself, her 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.

Whenever 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 the 30th day of July, 2004.

GRANTOR:
Mary K. Gastineau
By: M. Kevin Heffelman Attorney in Fact

**Mary K. Gastineau**
**By: M. Kevin Heffelman, Attorney in Fact**

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 30th day of July, 2004, before me, a Notary Public, personally appeared **M. Kevin Heffelman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mary K. Gastineau, formerly Mary S. King**, as Power of Attorney, of record in Book ____, Page ____, Instrument No. 20040803-0093039 Register's Office for Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of **Mary K. Gastineau, formerly Mary S. King**.

NOTARY PUBLIC
My Commission Expires: 4/23/05

**AFFIRMATION**

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mack Waddell
Affiant/Grantee

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 30th day of July, 2004 before me, THE UNDERSIGNED, personally appeared Mack Waddell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: 4/23/05

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN