Davidson County DEEDWARR
Recvd: 10/19/04 13:51 2pgs
Fees:13.00 Taxes:260.50

20041019-0125654

WARRANTY DEED

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — MAPLES

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,406.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Y. McWhirter (NAME)	SAME (NAME)	MAP 073-13
1140 Greenfield Avenue (ADDRESS)	(NAME)	PARCEL 106
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Jacob Bar-Or, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla Y. McWhirter and Walter Z. Sircy III, both unmarried

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. 2 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jacob Bar-Or by Quitclaim Deed from Marian Elaine Bar-Or of record in Book 9296, page 728, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

David Bar-Or executed this Instrument as Attorney-in-Fact on behalf of Jacob Bar-Or pursuant to Durable Power of Attorney of record by Instrument No. *, Register's Office for Davidson County, Tennessee.

*20041019-0125653

unimproved ( )
This is improved (X) property, known as 2603 Traughber Drive, Nashville, TN 37206
(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 7th day of October, 2004

Jacob Bar-Or
By: Jacob Bar-Or

David Bar-Or, Attorney-in-fact
David Bar-Or

STATE OF Colorado
COUNTY OF Arapahoe

On this 7th day of October, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared David Bar-Or known to me to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Jackob Bar-Or, the within named bargainor(s), as his attorney in fact, and being authorized so to do, acknowledged that he executed the same as the free act of Jacob Bar-Or.

Witness my hand and official seal at Littleton, Arapahoe Colorado, this 7th day of October, 2004.

James S [illegible]
NOTARY PUBLIC

