File No. 40859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Eddie L Waynick Jr.
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-2-04
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires Nov. 22, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie L Waynick Jr.	Mortgage Resources Inc.	4-77.00
(NAME)	(NAME)	
8541 Whites Creek Pike	404 BNA Corporate Center Suite 400	FB# 14D18960
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37217	
(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, Mark Damon Sessions, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie L Waynick Jr., a single 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:

BEGINNING at a point in the westerly margin of Highway 431, said point being S 36 degrees East 200 feet, South 25 degrees 40 minutes East 200 feet South 20 degrees East 100 feet, from the southeast corner of land conveyed to Clyde R. Moss, et ux; thence leaving said Highway margin, North 89 degrees 40 minutes West 1,033 feet to an iron stake; thence, South 237.5 feet to an iron stake, thence South 89 degrees 40 minutes East 1,102 feet to said highway margin; thence, with the margin of said Highway North 13 degrees 30 minutes West 150 feet, North 20 degrees West 100 feet, to the beginning.

Being the same property conveyed to Mark D. Sessions and wife, Teresa L. Sessions by deed from Larry Swann and wife, Carolyn Swann, dated November 16, 1990, of record in Book 8240, page 964, Register's Office, Davidson County, Tennessee. And Further conveyed to Mark Damon Sessions by Quitclaim Deed of record in Instrument #20040122-0008583, said Register's Office.

Subject to restrictions of record in Book 4671, page 752, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 10/21/04 11:12 2pgs
Fees:13.00 Taxes:673.40
20041021-0126747

unimproved ☐

This is improved ☒ property, known as 8541 Whites Creek Pike, Joelton, TN 37080
(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 15th day of October, 2004.

Mark Damon Sessions

File No. 40859
STATE OF TENNESSEE

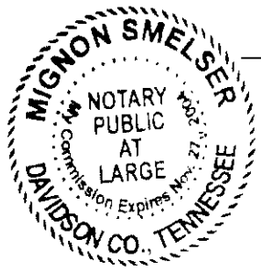
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15th day of October, 2004.

Commission expires:

11-2-04



Notary Public