Davidson County DEEDWARR
Recvd: 10/28/04 15:30 3pgs
Fees:18.00 Taxes:214.60
20041028-0129831

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Dwight W. Toedter
314 Melpar Drive
Nashville, TN 37211

**SEND TAX BILL:**

New Owner

**MORTGAGEE:**
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

**MAP AND PARCEL:**
MAP 148-9
PARCEL 134

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sheryl Lee Armstrong, unmarried, and William E. MacWhorter and wife, Cynthia MacWhorter**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Dwight W. Toedter**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Locustwood, Section III, as of record in Plat Book 2663, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Willis D. Armstrong and wife, Sheryl L. Armstrong, William E. MacWhorter and wife, Cynthia MacWhorter, by deed from Albert Donald Taylor and wife, Joanne M. Taylor, of record in Book 7747, page 336, said Register's Office. The said Willis Dale Armstrong conveyed his interest in the property to Sheryl Lee Armstrong by QuitClaim Deed of record in Instrument No. 20010525-0054758, Register's Office for Davidson County, Tennessee. The said Sheryl Lee Armstrong and Sheryl L. Armstrong are one and the same person.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 300 Melpar Drive, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of October, 2004.

Sheryl Lee Armstrong

Sheryl Lee Armstrong

William E. MacWhorter by Sheryl Lee Armstrong

William E. MacWhorter by Sheryl Lee Armstrong, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20041028-0129829 Register's Office for Davidson County, Tennessee

Cynthia MacWhorter by Sheryl Lee Armstrong

Cynthia MacWhorter by Sheryl Lee Armstrong, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20041028-0129830 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sheryl Lee Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27 day of October, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Sheryl Lee Armstrong, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of William E. MacWhorter and wife, Cynthia MacWhorter, and who acknowledged that she executed the same as the free act and deed of Willliam E. MacWhorter and wife, Cynthia MacWhorter. Witness my hand and official seal this 27 day of October, 2004

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $58,000.00.

AFFIANT

Subscribed and sworn to before me
this 27 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007