WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/04 14:51 2pgs
Fees:13.00 Taxes:499.50

20041215-0149319

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Schuy R. Weishaar (NAME)	CTX Mortgage Company (NAME)	44-15-433
805 Hadley Avenue (ADDRESS)	P.O. Box 199114 (ADDRESS)	
Old Hickory, Tn 37138 (CITY) (STATE) (ZIP)	Dallas, Tx 75219 (CITY) (STATE) (ZIP)	04D 35610

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, Troy W. Kilpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Schuy R. Weishaar and wife, Felicia M. Weishaar

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. 284, Section A, on the Plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Troy W. Kilpatrick and wife, Shirley K. Kilpatrick by deed dated 3/28/66 and recorded on 4/4/66 from J. K. Grooms and wife, Vivian A. Grooms of record in Book 4002, page 385, Register's Office for Davidson County, Tennessee.

The said Shirley K. Kilpatrick now being deceased, property vested in Troy W. Kilpatrick by virtue of Tenants by the Entirety, as surviving spouse.

Betty Hunt joins in the deed in order to convey any right, title, and interest she may have in the property by virtue of her marriage to Troy W. Kilpatrick.

This conveyance is subject to taxes for the year 2005, and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 805 Hadley Avenue, Old Hickory, Tn 37138
(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 13th day of December, 2004

Troy W. Kilpatrick

Troy W. Kilpatrick

Betty Hunt Kilpatrick

689865

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 Troy W. Kilpatrick & Betty Hunt Kilpatrick

the bargainor _____, 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 at Brentwood _____, Tennessee, this 16th day of December, 2004

Commission expires 4-26-08

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public