

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$424,000.00~~ 190000.00 FA
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF February, 2005.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank A. & Brenda C. McWhirter 2104 Riverway Drive Old Hickory, TN 37138	CTX Mortgage Company 801-94th Ave. North St. Petersburg, FL 33702	Map 53-06, Group A Parcel 104

For and in 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,

Rick L. Feezor and wife, April Feezor

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Frank A. McWhirter and wife, Brenda C. McWhirter

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:

BEING LOT NO. 104, ON THE PLAN OF PHASE ONE, WATERFORD, OF RECORD IN PLAT BOOK 6900, PAGE 569, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICK L. FEEZOR, UNMARRIED, BY DEED FROM GARY TANNER AND WIFE, MARNIE MILLER TANNER, DATED FEBRUARY 25, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000302-0020810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. APRIL FEEZOR JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee.
3) Property is subject to Waterford, Phase One, a Planned Unit Development, Charter of record in Book 8711, Page 701, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8715, Page 583, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 7463, Page 294, restated in Book 8699, Page 462, restated in Book 9432, Page 988, and amended in Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for common area and facilities granted to Waterford Community Association of record in Book 9393, Page 831, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2104 Riverway Drive, 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 our hand(s) this 28th day of February, 2005.

Rick L. Feezor

April Feezor

Davidson County DEEDWARR
Recvd: 03/03/05 15:36 2 pgs
Fees:13.00 Taxes:440.30

20050303-0023837

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rick L. Feezor and wife, April Feezor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076