Davidson County DEEDWARR
Recvd: 05/16/05 13:53 2 pg
Fees:13.00 Taxes:351.50

20050516-0054987

WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF May, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC WILLIAMSON COUNTY, TN

BW-20050092

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
114 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brenda S. Hannah, an unmarried woman	SAME	043-02-0 076.00
631 Mayview Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GEORGE T. WEST AND DOROTHY A. WEST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRENDA S. HANNAH, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of Fairview, Section 3, as of record in Book 3700, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 73 feet on the northerly side of Mayview Drive and extends back 136.9 feet on the easterly line and 157.3 feet on the westerly line, to a rear line on which it measures 75.9 feet.

Being the same property conveyed to George T. West and wife, Dorothy A. West from Mark Raetzel and wife, Betty Raetzel by Warranty Deed dated August 31, 1993 and recorded September 2, 1993 in Book 9069, page 186, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 631 Mayview Drive, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of May, 2005 :

George T. West By Damian Mingle, POA
George T. West
By: Damian Mingle, Trustee

Dorothy A. West By Damian Mingle POA
Dorothy A. West
By: Damian Mingle, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of May, 2005, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Damian Mingle, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for George T. West and Dorothy A. West, and as such Attorney in Fact for George T. West and Dorothy A. West, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by George T. West and Dorothy A. West to execute this instrument on behalf of George T. West and Dorothy A. West.

Witness my hand and official seal on this 10 day of May, 2005.

:

Notary Public

My Commission Expires:
6.26.07

APRIL C. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN