WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/05 10:17 3 pgs
Fees:18.00 Taxes:1480.00
20050708-0079071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2005

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.E. Wagner (NAME)	Suntrust Mortgage (NAME)	MAP 072-03
1140 Greenfield Avenue (ADDRESS)	P. O. Box 305110, 7th Floor (ADDRESS)	PARCEL 284 & 285
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Carla Y. McWhirter-Sircy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R.E. Wagner, Unmarried

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 described as follows:

TRACT I: 1144 Greenfield Avenue - Map 72-3 Parcel 285

BEING the easterly part of Lot No. 99 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Carla Yvonne McWhirter by Quitclaim Deed from Mary C. McWhirter of record in Book 11607, page 749, Register's Office for Davidson County, TN

TRACT II: 1140 Greenfield Avenue - Map 72-3 Parcel 284

LAND in Davidson County, Tennessee, being the easterly 15 feet of Lot 98, and the westerly 70 feet of Lot 99, on the Plan of Inglewood Place, as of record in Book 332, page 101, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carla Yvonne McWhirter by Quitclaim Deed from Carla Yvonne McWhirter, Unmarried and Mary C. McWhirter and husband, Carl

CONTINUED

unimproved ( )
This is improved (X) property, known as 1140 Greenfield Avenue, Nashville, TN 37216
(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 30th day of June, 2005

Carla Y. McWhirter-Sircy

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 Carla Y. McWhirter-Sircy

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of June 2005.

Commission expires My Commission Expires NOV. 24, 2007

Notary Public

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 _____ to be the _____ 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

LEGAL DESCRIPTION CONTINUATION

R. McWhirter of record in Book 11713, page 308, Register's Office for Davidson County, TN

The said Carla Yvonne McWhirter now being Carla Yvonne McWhirter-Sircy.

This is not the principal residence of the spouse of the Grantor.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.