Davidson County DEEDWARR
Recvd: 07/22/05 11:13 1 pg
Fees:13.00 Taxes:362.60

20050722-0085544

WARRANTY DEED

BW-20050172

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF July, 2005.

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Francis O'Connell and Jersey O'Connell, husband and wife	Mortgage Investors Group	084-10-0 021.00
2205 Maplecrest Drive	8320 E. Walker Springs Lane	
Donelson, TN 37214	Knoxville, TN 37923	

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, TERRELL E. COTHRAN AND WIFE, JUDY COTHRAN, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES FRANCIS O'CONNELL AND JERSEY O'CONNELL, HUSBAND AND WIFE, 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. 56 on the Map of Maplecrest Subdivision, as of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terrell E. Cothran and wife, Judy Cothran, as tenants by the entirety by Warranty Deed dated September 18, 2002 and recorded September 20, 2002 in Instrument #20020920-0115194, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2205 Maplecrest Drive, Donelson, Tennessee 37214 .

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 15th day of July, 2005:

Terrell E. Cothran

Judy Cothran

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named TERRELL E. COTHRAN AND WIFE, JUDY COTHRAN, AS TENANTS BY THE ENTIRETY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of July, 2005.

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN