WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/05 12:25 3 pgs
Fees:18.00 Taxes:832.50

20050915-0111094

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Herschel Aubrey Findley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF September, 2005

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel Aubrey Findley	Same as New Owners	MAP 51-2
(NAME)	(NAME)	
313 Westchester Drive		PARCEL 45
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(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, W. Y. Draper, Jr., as to a one-half undivided interest and Margaret Gail Warner Griffin and Michael Gregory Warner as Co-Successor Trustees of the Mary Margaret Warner * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herschel Aubrey Findley and wife, Jacqueline Ramsey Findley

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. 5 on the Plan of Holiday Hills, of record in Book 3600, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northwesterly margin of Westchester Drive, at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, northwesterly 140 feet to the corner of Lots No. 4, 5 and 6; thence with the line between Lots Nos. 5 and 6, northerly 151.8 feet to the southerly margin of Holiday Hills Court; thence with the same, easterly 188.93 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 39.27 feet to the westerly margin of Westchester Drive; thence with the same around a slight curve, southwesterly 247.49 feet to the beginning.

Being the same property conveyed to W. Y. Draper, Jr. and Mary Margaret Warner by Quitclaim Deeds from W. Y. Draper, Sr. of record in Book 8872, Page 22 and Book 9115, Page 639, Register's Office for Davidson County, Tennessee. W. Y. Draper, Sr. and wife, Ruby F. Draper retained a life estate interest in Quitclaim Deed of record in Book 9115, Page 639, said Register's Office. By Quitclaim Deed of record in Book 11708, Page 881, said Register's Office, the said Mary Margaret Warner conveyed her one-half interest to Mary Margaret Warner, Trustee, of the Mary M. Warner Revocable Living Trust U/A/D November 24, 1997. The said Mary M. Warner having since died, said property was again conveyed by Instrument No. 20040506-0051838 to Margaret Gail Warner Griffin and Michael Gregory Warner by Quitclaim Deed from Margaret Gail Warner Griffin and Michael Gregory Warner as Co-Successor Trustees of the Mary M. Warner Revocable Living Trust U/A/D November 24, 1997. An Instrument of Correction, to relect the intention of the Grantors and Grantees therein, was executed and recorded

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unimproved ( )
This is improved (X) property, known as 313 Westchester Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* Revocable LIving Trust U/A/D November 24, 1997, as to a one-half undivided interest.

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 September 2005

W. Y. Draper, Jr.

Margaret Gail Warner Griffin CSTTEE
Margaret Gail Warner Griffin, Co-Successor Trustee

Michael Gregory Warner CSTTEE
Michael Gregory Warner, Co-Successor Trustee

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 W. Y. Draper, Jr. Margaret Gail Warner Griffin and Michael Gregory Warner as Co-Successor Trustees of the Mary Margaret Warner Revocable Living Trust U/A/D November 24, 1997.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of September, 2005.

Commission expires March 25, 2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

as Instrument No. 20041005-0120056, said Register's Office, which Instrument states "it was the intention of Grantor and Grantee to reflect the above named Trust as owning a one-half undivided interest in and to subject property, said Trust being the Mary M. Warner Revocable Living Trust U/A/D November 24, 1997. The said W. Y. Draper, Sr. having since died on March 28, 2001 and Ruby F. Draper conveyed all her right, title and interest in and to subject property by Quitclaim Deed of record as Instrument No. 20041005-0120057, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HOLIDAY HILLS OF RECORD IN BOOK 3600, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.