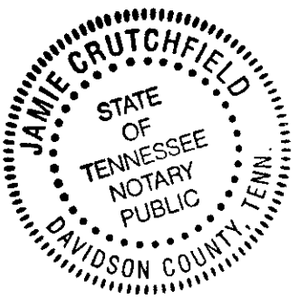
File No. 50674

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/08/05 09:46 2 pgs
Fees:13.00 Taxes:277.50

20051108-0135060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert McDevitt	Capital Mortgage Funding, LLC	094 01 0 299.00
(NAME)	(NAME)	
1419 Sevier Court	442 Metroplex Drive D118	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37211	
(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, Mildred L. Maynard, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert McDevitt, an unmarried man and Kevin McDevitt, an unmarried man, as tenants in common with the right of survivorship, 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. 119 on the Plan of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 68 feet on the northerly side of Sevier Court and runs back 122.9 feet on the westerly line and 155.8 feet on the easterly line to a dead line, measuring 57.5 feet thereon.

Being the same property conveyed to C. H. Maynard and wife, Mildred L. Maynard by deed from Annie Laurie Spurlock, dated July 25, 1973, of record in Book 4731, page 204, Register's Office, Davidson County, Tennessee. The said C. H. Maynard is now deceased, leaving Mildred L. Maynard as the surviving tenant by the entirety.

Subject to restrictions of record in Book 2015, page 639 and Book 2086, page 339, said Register's Office.

Peggy Bass executed this instrument on behalf of Mildred L. Maynard pursuant to a Power of Attorney of record in Instrument No. 20051027-0129813, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1419 Sevier Court, Nashville, TN 37206

(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 4th day of November, 2005.

Mildred L. Maynard

By: Peggy Bass P.O.A.
Peggy Bass, Attorney-in-fact

FILE BOX 45

File No. 50674
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 Peggy Bass with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Mildred L. Maynard as her Attorney in Fact as the free act and deed of the within named Mildred L. Maynard.

Witness my hand and official seal this 4th day of November, 2005.

Commission expires:

11-22-08



Notary Public