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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/05 13:48 2 pgs
Fees:13.00 Taxes:388.50

20051110-0136488

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8th DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2005.**
(AFFIX SEAL)

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ATTA MAE WILSON	FIRST MAGNUS FINANCIAL CORPORATION	**95-8-59**
(NAME)	(NAME)	
321 TAMWORTH DRIVE	7000 NORTH MOPOC, SUITE 330	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	AUSTIN, TX 78731	
(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, **DIANE M. WALASEK, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ATTA MAE WILSON, AN UNMARRIED PERSON** 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. 187 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION 3, AS OF RECORD IN PLAT BOOK 1835, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENENSSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DIANE M. WALASEK, AN UNMARRIED PERSON BY DEED FROM MICHAEL D. RUSSELL AND WIFE, MELANIE M. RUSSELL OF RECORD IN INSTRUMENT NO. 20011012-0111415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **321 TAMWORTH DRIVE, NASHVILLE, TN 37214**

(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 **8th day of November, 2005.**

Diane M. Walasek

DIANE M. WALASEK

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DIANE M. WALASEK, AN UNMARRIED PERSON** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8TH day of November, 2005**.

Commission expires: **July 19, 2005**

JUSTIN TATUM Notary Public

