Boy 14A
20360-4

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 02/14/07 08:42 2 pg Fees:13.00 Taxes:521.70 20070214-0018527	The actual consideration or value, whichever is greater, for this transfer is **$141,000.00.** Affiant Subscribed and sworn to before me, this the 9th day of February, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pamela M. Evans	**New Owner**	**Map 162-7, Parcel 167.00**
309 Jeri Court		
Antioch, TN 37013		

FOR AND IN 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,

Wayne A. Sawyer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela M. Evans, 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 Lot No. 3 on the Plan of Whittemore Valley Subdivision, Section One, of record in Plat Book 6250, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Wayne A. Sawyer and wife, Patricia L. Sawyer, as tenants by the entirety by Deed from John W. Griffin d/b/a Griffin Contractors, of record in Book 6869, Page 911, dated May 27, 1986, Register's Office for Davidson County, Tennessee. The said Patricia L. Sawyer having quitclaimed her interest in the property to Wayne A. Sawyer by Quitclaim Deed of record in Book 10330, page 710, January 28, 1997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5351, Page 111, and in Book 6243, page 80, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not and has never been the place of residence of the Grantors spouse.

This is Improved (__X__) Unimproved (____) property, known as: **309 Jeri Court, Antioch, TN 37013**

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/our hand(s) this **9th** day of **February, 2007.**

Wayne A. Sawyer

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 **Wayne A. Sawyer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **February, 2007.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09