BOOK 11045 PAGE 66

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Thomas M. McNamee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

ECASH-98-1222

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. McNamee	Same	MAP 097-00-0-
(NAME)	(NAME)	
4832 Concord Dr.		146.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tn. 37076		
(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, David Sykes Stafford and wife, Kathy Jean Stafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. McNamee and wife, Melissa McNamee

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:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to David Sykes Stafford and wife, Kathy Jean Stafford by Deed from Ricahrd B. Hessey, of record in Deed Book 8512, Page 750, Register's Office for Davidson County, Tennessee.

Subject to plat sets out a 50 foot ingress and egress easement of record in Book 4821, page 181 and Book 5515, page 145, said Register's Office.

0469333
IDENTIF. & REFERENCE

98 JUL 31 PM 2:27
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0915 07/31 0101 03CHECK 383.15

unimproved (X)
This is improved ( ) property, known as Lots 1 & 2, Hoggett Ford Road, Hermitage, Tennessee 37076
(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 our hand s this 27th day of March 19 98

David Sykes Stafford
David Sykes Stafford

Kathy Jean Stafford
Kathy Jean Stafford

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 David Sykes Stafford and wife, Kathy Jean Stafford

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 Hermitage, Tennessee, this 27th day of March 19 96.

Commission expires 5/22/98

Notary Public

TRAVIS THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

Exhibit "A"

Lot #1

Being Lot No. 1 of Stafford Hill Subdivision situated in the 12th Civil District of Davidson County, Tennessee, and recorded in Plat Book 9700, Page 533, and described as follows:

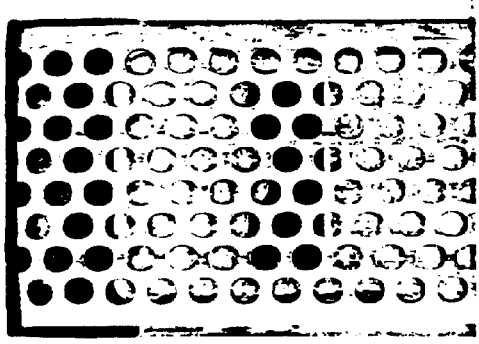
Beginning at a point on the southerly margin of Hoggett Ford Road, said point being 25 feet from the center line of Hoggett Ford Road and being 207.12 feet in a westerly direction from the northeasterly corner of the Stafford Hill Subdivision.

As recorded in Plat Book 9700, Page 533; and being the common corner between Lot 1 and Lot 2 of said Stafford Subdivision; thence S 2 deg. 45' 58" W a distance of 531.72 feet to a point; thence S 80 deg. 02' 50" W a distance of 204.8 feet to a point; thence N 2 deg. 30' E a distance of 575.88 feet to a point in the southerly margin of Hoggett Ford Road; thence along the southerly margin of Hoggett Ford Road S 87 deg. 30' E a distance of 202.45 feet to the point of beginning and containing 2.558 acres more or less.

Lot #2

Being Lot No. 2 of Stafford Hill Subdivision situated in the 12th Civil District of Davidson County, Tennessee and recorded in Plat Book 9700, Page 533, and described as follows:

Beginning at a point in the southerly margin of Hoggett Ford Road, said point being 25 feet from the centerline of Hoggett Ford Road and being the northeast corner of the Stafford Hill Subdivision as recorded in Plat Book 9700, Page 533, thence along the westerly margin of a private drive S 2 deg. 14' 00 W a distance of 484.94 feet to a point; thence S 80 deg. 02' 50" W a distance of 216.95 feet to a point; thence N 2 deg. 45' 58" E a distance of 531.72 feet to a point in the southerly margin of Hoggett Ford Road; thence along the southerly margin of Hoggett Ford Road S 87 deg. 30' E a distance of 207.12 feet to the point of beginning and containing 2.445 acres more or less.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 69

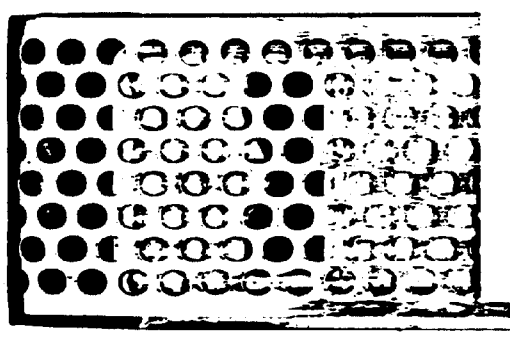
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	383.15
CHECK	383.15

07/31/98 01 14:29 0001 0915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469333
IDENTIF. ↑ REFERENCE
98 JUL 31 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326531