Davidson County DEEDWARR
Recvd: 02/28/01 10:26 2pgs
Fees:11.00 Taxes:258.63
20010228-0018452

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WARRANTY DEED

This Indenture made this **23rd** day of **February, 2001** between **Thomas C. McBroom, unmarried, and Patricia J McBroom, unmarried, tenants in common with rights of surviorship,** , GRANTOR, and **Pat Baine, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No.27 on the Map of Williams Coleman Subdivision of 7.00 acres off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Thomas C. McBroom, unmarried and Patricia J. McBroom, unmarried, a tenants in commom with right of survivorship of by Quitclaim Deed from Rusty Moore, Trustee of reocrd in Book 10546, page 151, Register's Offic for Davidson County, Tennessee. Also being the same property conveyed to Patricia J. McBroom by deed from Kim Foutch and wife, Evelyn Foutch of record in Book 7471, page 397, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 547, page 181, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 508 Drake Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **23rd** day of **February, 2001.**

Thomas C. McBroom

Patricia J McBroom

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. McBroom and Patricia J McBroom, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and ~~official~~ seal this 23rd day of February, ~~2001~~.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $69900

Affiant

Subscribed and sworn before me this 23rd day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Pat Baine
508 Drake Avenue
Nashville, Tennessee 37211

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive Suite 125
Nashville, Tennessee 37211

Map & Parcel Number:

Map 133-1 Parcel 66