Davidson County DEEDWARR
Recvd: 04/30/02 09:03 2pgs
Fees:13.00 Taxes:203.50
20020430-0052547

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Shirley A. Arnold
860 Sylvania Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

# WARRANTY DEED

(Map Number 33; Parcel Number 252.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MICHAEL E. McADAMS, a/k/a MIKE McADAMS, and wife, CHERYL J. McADAMS, a/k/a CHERYL McADAMS,** have bargained and sold and do hereby transfer and convey unto **SHIRLEY A. ARNOLD**, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Tract No. 3 on the Plan of the Ira Robert Logan Property of record in Book 10283, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael E. McAdams, a/k/a Mike McAdams, and wife, Cheryl J. McAdams, a/k/a Cheryl McAdams, by deed from Ira Robert Logan and wife, Marcia K. Logan, of record in Book 10308, page 23, Register's Office for Davidson County, Tennessee

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to Restrictive Covenants of record in Deed Book 10308, page 23; easements for sanitary sewers and/or strom drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 7855, page 739 and Book 7855, page 779; utility easements, ingress and egress easements, drainage easements, private sewer line easements, overhead power line easement, property designated as wetlands and all other matters shown on the survey of the Ira Robert Logan Property of record in Book 10283, page 173; and to Easement Agreement of record in Book 10308, page 61, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is **unimproved** property known as: **5.06 acres, Nella Drive, Nashville, TN**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantors is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2002 real property taxes which will be prorated at closing and assumed by the Grantee.

**GRANTORS FURTHER COVENANT** and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 18th day of April, 2002.

MICHAEL E. McADAMS

CHERYL J. McADAMS

a/k/a MIKE McADAMS

a/k/a CHERYL McADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael E. McAdams, a/k/a Mike McAdams, and wife, Cheryl J. McAdams, a/k/a Cheryl McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 18th day of April, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF NASHVILLE)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of April, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE DAVIDSON CO., TENNESSEE