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Davidson County DEEDWARR
Recvd: 06/30/03 14:42 2pgs
Fees:13.00 Taxes:178.34
20030630-0090103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,200.00

Gary C. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES: 5/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY C. MCCOY, ET UX	**CAVALRY BANKING**	**091-01-0 021.00**
(NAME) ***757 ~~755~~ 23RD STREET**	(NAME) **114 WEST COLLEGE STREET**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **MURFREESBORO, TN 37130**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, PENELOPE ROSE LANE AND HUSBAND, CLIFFORD R. LANE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY C. MCCOY AND WIFE, SANDY T. MCCOY,** 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 the northerly 75 feet of Lot No. 5 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County, described as follows:

Beginning in the center of 23rd Street, at the corner of Lots Nos. 4 and 5 on said Plan, thence northwestwardly 200 feet to the center of a 15 foot alley; thence with same southwestwardly 75 feet to the property owned by R.T. Redmond and with his boundary line southeastwardly 200 feet to the center of 23rd Street, thence with the same northeastwardly 75 feet to the beginning.

Being part of the same property conveyed to David Redman a/k/a David Redmond by deed of record in Book 437, page 576, and Book 409, page 328, Register's Office for said County, the said David Redmond having since died intestate leaving an undivided 1/3 interest to Raymond Thomas Redmond. The Will of Raymond Thomas Redmond probated as File 03P-478, Probate Clerk's Office for Davidson County, devised his interest to Evonne Crowell Redmond. Also being the same property conveyed to Raymond Thomas Redmond and wife, Evonne Crowell Redmond by deeds of record in Book 2741, page 35, Register's Office for said County, the said Raymond Thomas Redmond having predeceased Evonne Crowell Redmond and the said Evonne Crowell Redmond having since died. The Will of Evonne Crowell Redmond of record in Will Book 196, page 679, Davidson County Probate Court Clerk's Office devised the subject property to Penelope Rose Lane and husband, Clifford R. Lane.

This is not the principal residence of the Grantor.

Unimproved ( )
This is improved(X) property known as 757 ~~755~~ 23RD STREET, NASHVILLE, TN 37209 *
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

***This parcel is shown on the Metro Tax Map as 755 23rd Street and is known as Par 21 Map 91-01-0**

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 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 hands this 27th day of June, 2003.

Penelope Rose Lane

PENELOPE ROSE LANE

Clifford R. Lane

CLIFFORD R. LANE

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 **PENELOPE ROSE LANE AND CLIFFORD R. LANE,** the bargainors, 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 Nashville, Tennessee this 27th day of June, 2003.

Commission expires: **OCTOBER 25, 2003**

Jimmy A. Peeples

Notary Public

NOTARY PUBLIC
DAVIDSON