Davidson County DEEDWARR
Recvd: 06/30/03 15:38 2pgs
Fees:13.00 Taxes:547.60

20030630-0090191

40-A

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/30/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Timothy L. Darling and Denielle A. Peterman	WELLS FARGO HOME MORTGAGE, INC.	MAP:141-06 A
7711 Poplar Ridge Drive	4456 CORPORATION LANE, ~~SUITE 100~~	Parcel:27.00
Nashville, TN 37221	VIRGINIA BEACH, VA 23462	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMMIE E. MCCOY, III AND SHELLEY R. MCCOY

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

TIMOTHY L. DARLING AND DENIELLE A. PETERMAN , JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7711 Poplar Ridge Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 26th day of June, 2003.

Sammie E. McCoy, III

Shelley R. McCoy

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SAMMIE E. MCCOY, III AND SHELLEY R. MCCOY, 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 Nashville, Tennessee , this 26th day of June, 2003.

Notary Public

My Commission Expires: 5/30/04

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Poplar Ridge Sec. One of record in Plat Book 7900, Page 206 and corrected in Book 8292, Page 973, Register's Office for said County.

SAID Lot No. 46 fronts 50.0 feet on the easterly margin of Poplar Ridge Drive and extends back 72.51 feet on the northerly line and 193.42 feet on the southerly line to a dead line in the rear, measuring 88.40 feet thereon.

BEING the same property conveyed to Sammie E. McCoy, III and spouse, Shelley R. McCoy by Warranty Deed from John William Beyer and spouse, Stacey Lynn Beyer of record in Book 11269, Page 220, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein