Davidson County DEEDWARR
Recvd: 08/05/03 15:01 2pgs
Fees:13.00 Taxes:430.31

20030805-0111088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hockaday	First Horizon Home Loan Corporation	82-15-199
(NAME) 506 Russell Street	(NAME) 4000 Horizon Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Irving, TX 75063 ,	
(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,

ARLIN L. MCRAE AND WIFE, NORMA JEAN MCRAE,

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

JAMES HOCKADAY,

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:

BEING the westerly 38.0 feet of Lot No. 17 on the Plan of Zollicoffer's Addition of Edgefield, now East Nashville, of record in Book 19, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and legal description thereof.

SAID westerly part of said Lot No. 17 fronts 38.0 feet on the southerly side of Russell Street and runs back between parallel lines 174.0 feet to an alley.

Being the same property conveyed to Arlin L. McRae, married by deed dated June 30, 1997 from Meigie Mabry of record in Book 10524, Page 213, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 506 Russell Street, Nashville, TN 37206

(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 my/our hand(s) this 31st day of July, 2003.

Arlin L. McRae

Norma Jean McRae

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlin L. McRae and wife, Norma Jean McRae, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee, this 1st day of July, 2003

Commission expires: 1/4/04

VALERIE HOUSE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public