This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040080

Davidson County DEEDWARR
Recvd: 05/04/04 14:03 3pgs
Fees:18.00 Taxes:384.80
20040504-0050643

Send Tax Bills To:
McCormack
1257 N. Graycroft Ave.
Madison, TN 37115

New Owner is:
1257 North Graycroft Ave.
Madison, TN 37115

MAP: 34-13-245.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kenneth C. Rightmire, married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Glenda Powell McCormack and husband Larry McCormack, II**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 39, on the Plan of Section 1, Primrose Meadows, of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 68 feet on the northerly margin of Graycroft Avenue and extends back 170 feet on the easterly line, crossing a witness line at 130 feet, and 165.14 feet on the westerly line, crossing a witness line at 122.14 feet, to the center of Dry Creek in the rear, measuring 69 feet thereon. Also conveyed hereby is an easement for driveway purposes as described in a deed of record in Deed Book 5239, Page 859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth C. Rightmire, married from James W. Alley by Warranty Deed April 29, 2002 and recorded May 02, 2002 at Instrument No. 20020502-0054005, Register's Office for Davidson County.

Also being the same property conveyed to James W. Alley from Carl F. Morris and wife, Eva Laura Morris by Warranty Deed dated March 29, 1999 and recorded March 30, 1999 in Book 11406, Page 492, Register's Office for Davidson County.

This conveyance is subject to Easement of record in Book 5239, Page 859 and all matters of record on plat in Plat Book 4675, Page 18, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of April, 2004.

GRANTOR:

Kenneth C. Rightmire

Kenneth C. Rightmire, married

Frances E. Rightmire

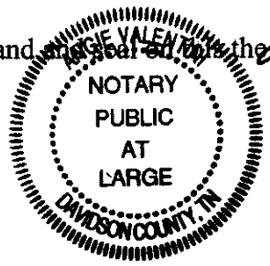
Frances E. Rightmire

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth C. Rightmire, married** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of April, 2004.



Notary Public

My Commission Expires: 9-22-07

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

SWORN TO and subscribed before me this 23 day of April, 2004.



NOTARY PUBLIC

My commission expires: 9-22-07