Davidson County DEEDWARR
Recvd: 07/12/04 09:01 2pgs
Fees:13.00 Taxes:464.35

20040712-0082297

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN03849

WARRANTY DEED

JUDITH KAY ADKINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 6-1-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus P. Hood **3400 Country Hill Road** **Antioch, TN 37013**	Columbia National INC. 520 Broadhollow Rd Melville NY 11747	**150-03-0-022.00**

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,

Robert Lee Rankin and wife, Tammy Rankin

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

Marcus P. Hood and wife, Michelle R. Hood

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 Lot No. 8 on the Plan of the Country, Section 2, of record in Plat Book 5050, page 40, Register's for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Lee Rankin, unmarried, by Warranty Deed from Robert C. Rankin and wife, Margaret E. Rankin, dated December 5, 2000 and recorded December 19, 2000 in Instrument Number 200012190124424, Register's Office for Davidson County, Tennessee.

The said Robert Lee Rankin has since married.

Tammy Rankin, wife of Robert Lee Rankin, joins in this Warranty Deed for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **3400 Country Hill Road, Antioch, TN 37013**
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 our hands this 23rd day of June, 2004.

Robert Lee Rankin

Tammy Rankin

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 **Robert Lee Rankin** and wife **Tammy Rankin** 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 Brentwood, Tennessee, this 23rd day of June, 2004.

Commission Expires: _____ Pamela B. Mathoney
Notary Public

PAMELA B. MATHONEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 17, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____ _____
Notary Public