WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/04 11:41 2pgs
Fees:13.00 Taxes:247.90

20040720-0086390

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn McCraney	same	MAP 25 PAR. 132
(NAME)		
529 Natalie Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **THE JAMES E. SHOEMAKE AND L. FAYE W. SHOEMAKE REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNN McCRANEY**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being land that begins at an iron pin at the north margin of Dry Creek Road, which point of beginning is 50.02 from the southwest corner of Tract I, which said 50.02 feet is the access portion of Tract IV on the plat hereto aforedescribed; thence running in a northwesterly direction along the northerly margin of Dry Creek Road, North 32 degrees 20' West 305.40 feet to an iron pin; said point being in the boundary line between said Tract II and III on said plat; thence North 27 degrees 16' 26" East in a northerly direction along the boundary line between said Tract II and Tract III, a distance of 967.07 feet to an iron pin in the boundary line of said Tract II and Tract IV; thence along the boundary line between said Tract II and IV South 52 degrees 53' 15" East, a distance of 403.26 feet to an iron pin; which said pin is in the westerly boundary line of the access to Tract IV, and which is a part of Tract IV; thence South along the westerly boundary line of said access tracts to Tract IV, South 32 degrees 02' 06" West a distance of 967.07 feet to the point of beginning, containing 7.94 acres, more or less, according to a survey by Joe M. Cummings, Surveyor, License No. 1513, dated May 8, 1990.

Being the same property conveyed to The James E. Shoemake and L. Faye W. Shoemake Revocable Living Trust by deed of record in Instrument No. 20000929-0096385, Register's Office for Davidson County, Tennessee; the quitclaim deed of record in Instrument No. 20000929-006384, said Register's Office, contains a 1.17 acre tract of land which is inclusive in the above legal description.

The above described 7.94 acre tract does not include land deeded to Phillip M. Winfrey by deed of record in Book 8908, page 934, Register' Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as Dry Creek Road, Goodlettsville, TN 37072

(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 our hands this 15th day of July, 2004.

The James E. Shoemake and L. Faye W. Shoemake
Revocable Living Trust

By: James E. Shoemake, Trustee
James E. Shoemake, Trustee

By L. Faye W. Shoemake, Trustee
L. Faye W. Shoemake, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, James E. Shoemake and L. Faye W. Shoemake, Trustees of The James E. Shoemake and L. Faye W. Shoemake Revocable Living Trust the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained and authorized by the trust to execute this instrument in their capacity as trustees.

Witness my hand and official seal this: 7/15/2004.

Commission expires:

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Notary Public