Davidson County DEEDWARR
Recvd: 07/21/04 10:14 2pgs
Fees:13.00 Taxes:333.00
20040721-0086984

PREPARED BY (AND RETURN TO):
RALPH W. MELLO
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Baley 404 Glengarry Dr. Nashville, TN 37217-2309	James W. Baley 404 Glengarry Dr. Nashville, TN 37217-2309

TAX MAP-PARCEL NUMBERS: **Map** 119-08 **Parcel** 96.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ALLEN MCCROSKEY,** a married person and **JOHN DAWSON MCCROSKEY**, a single person, hereinafter called the **Grantors**, has bargained and sold, and by these presents do hereby transfer and convey unto **JAMES W. BALEY**, a single person, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee described as follows, To Wit:

Lot No. 62 on the map of Glencliff Estates, Section Number 2, as of record in Book 1130, pages 77-78, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 62 fronts 120 feet on the Southeasterly side of Greymont Drive and runs back between lines 291.8 feet on the Northeasterly line and 278.8 feet on the Southwesterly line to a dead line in the rear, on which it measures 40.5 feet.

Being the same property referenced in the quitclaim deed from John Dawson McCroskey to James Allen McCroskey of record in Document # 20011030-0118262 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 706 Greymont Drive, Nashville, Tennessee 37217.

Description Reference: Described according to prior deed to Seller.

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, Grantee's heirs or assigns, forever.

CARON D. MCCROSKEY joins in this conveyance in order to convey any and all interest she may have in the property by virtue of her marriage to **JAMES ALLEN MCCROSKEY.**

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORs FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 2004.

JOHN DAWSON MCCROSKEY

JAMES ALLEN MCCROSKEY

CARON D. MCCROSKEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of July, 2004, before me the undersigned authority, personally appeared John Dawson McCroskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 16th day of July 2004.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

On this 16th day of July, 2004, before me the undersigned authority, personally appeared James Allen McCroskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MELINDA M. BROOKS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

Witness my hand, at office, this 16th day of July, 2004.

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

On this 16th day of July, 2004, before me the undersigned authority, personally appeared Caron D. McCroskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MELINDA M. BROOKS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

Witness my hand, at office, this 16th day of July, 2004.

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $90,000.00.

Affiant

Sworn to and subscribed before me this 16th day of July, 2004.

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

Notary Public

My commission expires: _____