Record 185

WARRANTY DEED

The actual consideration or value for this transfer is $ 97,600.00

Albert L. Wyatt

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 17 day of December 2004.

NOTARY PUBLIC

My Commission Expires: 2/9/06

Return to:

Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 01/12/05 14:51 2 pgs
Fees:13.00 Taxes:361.12

This space for Register of Deeds

20050112-0004641

This instrument prepared by: Johnny Ellis, 306 Gay Street, # 200, Nashville, TN. 37201, (615) 256-5003, file#04110007

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Albert L. Wyatt 102 Orchard Drive, Old Hickory, TN. 37138.	Same	044-11-0 / 014.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Albert L. Wyatt, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SHERMAN HOLLIS McGEE**, a/k/a, **SHERMAN H. McGEE,** un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

ALBERT L. WYATT, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, fronting 52 feet on Orchard Drive, containing 0.28 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide and two (2) special easements, one (1) ten (10) feet wide, more or less, for sewer and electric and/or telephone cable and one (1) five (5) feet wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easement; and

Being the west four feet of Lot No 156, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for Davidson County, containing 0.01 acres, more or less.

Subject to and/or reserving one (1) special easement ten (10) feet wide, more or less, for sewer and electric and/or telephone cable; and all rights in connection with said easement, including the ingress and egress over the property therein conveyed for servicing easement, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, said Register's Office

If special easement is abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Sherman H. McGee and wife Regina K. McGee by Warranty Deed from Evelyn L. Sexton, (beneficiary under the Last Will of Mattie E. Brown, Davidson Co. Probate file #73571), dated June 5th 1986 and of record in Book 6899, page 717, Register's Office for Davidson County, Tennessee. Regina K. McGee having Quitclaimed her interest to Sherman Hollis McGee by Deed dated Oct. 15, 1992 of record in Book 8757, page 317, Register's Office said County.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and paid by Grantee.
All matters shown on the Plan of record in Book 1424, page 68; Telephone Line Easement of record in Book 662, page 743; Right-of-way easement of record in Book 662, page 556; Restrictions and Easements of record in Book 1728, page 22, and Book 1788, page 157, all in said Register's Office.

This is improved property known as: 102 Orchard Drive, Old Hickory, TN. 37138.

Witness my hand this 17 day of Dec., 2004.

Sherman W. McGee

Sherman Hollis McGee, a/k/a
Sherman H. McGee

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Sherman Hollis McGee. un married the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 17 day of Dec, 2004.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

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My Commission Expires MAR 22, 2008

WARRANTY DEED

From: ***Sherman Hollis McGee***
un-married

To: ***Albert L. Wyatt***
a married man

Property:
102 Orchard Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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