Davidson County DEEDWARR
Recvd: 07/08/05 08:59 2 pgs
Fees:13.00 Taxes:462.13

20050708-0078895

WARRANTY DEED

B-CD-05-0216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam R. McColl	Bank of America, N.A.	
216 Perlen Drive (ADDRESS)	(NAME) 1831 Chestnut Street (ADDRESS)	83-11 164.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Saint Louis, MO 63103 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH A. POSEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAM R. MCCOLL AND WIFE, KIMBERLY M. MCCOLL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 ON THE PLAN OF PORTLAND PARK, SECTION III, OF RECORD IN BOOK 2900, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BRITTANY DRIVE, THE COMMON CORNER OF LOT NO. 54 AND RESERVED PARCEL A AS SHOWN ON SAID PLAN; THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID DRIVE 90.0 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, 39.27 FEET TO A POINT IN THE WESTERLY MARGIN OF PERLEN DRIVE; THENCE CONTINUING SOUTHERLY ALONG IN THE WESTERLY MARGIN OF SAID DRIVE, 92.68 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 54 AND 55; THENCE WESTERLY ALONG THE LINE BETWEEN SAID TWO LOTS, 113.0 FEET TO A POINT, THE CORNER OF LOTS 54 AND 55; THENCE NORTHERLY ALONG THE LINE BETWEEN LOT NO. 54 AND SAID RESERVE PARCEL, 104.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH A. ALLEN, UNMARRIED BY WARRANTY DEED FROM JACK D. PARKER AND DAVID R. PARKER AND ESTATE OF DON HOYT TRAVIS, RECORDED ON THE 27TH DAY OF JUNE, 1994 IN DEED BOOK 9389, PAGE 137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (The said Deborah A. Allen is now known as Deborah A. Posey).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 216 Perlen Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of June, 2005.

Deborah A. Posey

Deborah A. Posey

STATE OF Tennessee
COUNTY OF Davidson

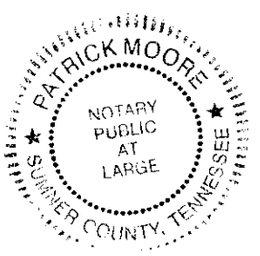
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah A. Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903