Davidson County DEEDWARR
Recvd: 09/01/05 11:59 1 pgs
Fees:13.00 Taxes:617.90

20050901-0105011

RECORD AND RETURN TO:
TN TITLE & ESCROW
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00. RBF GCF

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2005

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 6/26/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Fuller		
3510 Geneva ~~Creek~~ Circle HLM	**SAME**	**092-05-094.00**
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hettie Lindsay McCants and husband, Jesse L. McCants** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy L. Fuller, married** and wife, Gussie C. Fuller GCF 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 132 on the Plan of College Hill, Section V, of record in Book 2900, Page 42, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Geneva Circle at the corner of Lots 132 and 133; thence with the line between said lots, easterly 145 feet to a point in the west margin of an alley; thence with the margin of the same northerly 80 feet to a point in the west terminus of Clare Street; thence with the north line of said street, easterly 10 feet to a point; thence northerly between lots 131 and 132, westerly 152.2 feet to the easterly margin of Geneva Circle; thence with the margin of the same, southerly, partly around a curve 146.14 feet to the point of beginning.

Being the same property conveyed to Crawford B. Lindsay and wife, Rachel D. Lindsay by Deed dated April 14, 1961 of record in Book 3219, Page 265. Being further conveyed to Hettie L. McCants by Quitclaim Deed from Rachel D. Lindsay, widow, dated August 18, 1993 of record in Book 9050, Page 717, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **3510 Geneva ~~Creek~~ Circle HLM, Nashville, TN 37209**

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 ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** 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 our hands this 24th day of August, 2005

Hettie L. McCants
Hettie Lindsay McCants

Jesse L. McCants
Jesse L. McCants

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hettie Lindsay McCants and Jesse L. McCants, 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 this 24th day of August, 2005.

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Commission Expires: 6/26/08

Notary Public: