This instrument prepared by:

First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615)446-6730

Davidson County DEEDWARR
Recvd: 12/28/05 13:21 3 pgs
Fees:18.00 Taxes:266.77

20051228-0155334

File No.: **2114-1045849**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of December, 2005**, by and between **Betty Teasley, a married woman**, parties of the first part, and **Michael McCracken and wife, Lisa McCracken**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Tract I, KNIGHT PROPERTY, as shown on plat of record in Instrument No. 20001222-0125522, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Larry L. Roberts, Trustee to Lela B. Knight and Betty K. Shockley, as joint tenants as recorded on the 4th day of May, 2000 in Instrument No. 20000504004515l in the Register's Office of Davidson County, Tennessee.

Lela B. Knight having since died leaving Betty K. Shockley as the surviving heir by Will dated May 7, 1997.

Betty K. Shockley is now known as Betty Teasley.

Subject property is not the marital residence of the grantor herein.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **10-92.00**

X Improved OR

Unimproved property located at: **3116 Ivey Point Rd., Goodlettsville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Betty Teasley

STATE OF **TN**

COUNTY OF ~~**DICKSON**~~ Williamson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betty Teasley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of December, 2005.**

Debra A. Hanahan
Notary Public

My Commission Expires: 9/11/09

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Owner's Name: **Michael McCracken and Lisa McCracken**

and Address: **3116 Ivey Point Rd.**
Goodlettsville, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes)

First Horizon Home Loans
D/B/A/ First Tennessee
Home Loans
P.O. Box 809
Memphis, TN 38101

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$72,100.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twentieth day of December, 2005.**

Notary Public

My Commission Expires: 9/16/09

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY