WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

William B Lockridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

Davidson County DEEDWARR
Recvd: 01/18/06 14:05 3 pgs
Fees:18.00 Taxes:44.40
20060118-0006785

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B Lockridge	William B Lockridge	71-1-79
(NAME)	(NAME)	
0 Monticello Drive	0 Monticello Drive	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	NASHVILLE TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willie D. McKnight, **unmarried**, Sean McQuiddy, **unmarried**, Darrell McQuiddy, **unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Lockridge, and wife, Dorothy D. Lockridge, 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:

"SEE EXHIBIT A"

unimproved ☐

This is improved ☒ property, known as Monticello Drive, ,
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4th day of February, 2004.

Darrell McQuiddy

Willie D. McKnight

Sean McQuiddy

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, W. [illegible] D. McKnight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

RICHARD MANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 5/30/2007

State of Tennessee
County of Davidson

On this the 4th day of February, 2004, before me personally appeared Gwendolyn Gentry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sean McQuiddy and Darrell McQuiddy, and who acknowledged that she executed same as the free act and deed of said Sean McQuiddy and Darrell McQuiddy, by virtue of that Power of Attorney, duly executed by the said Sean McQuiddy and Darrell McQuiddy, and appearing of record as Instrument No. 20060118-0006783 20060118-0006784, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2004.

Commission expires:

Notary Public

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOVEMBER 26, 2005 DAVIDSON COUNTY, TENNESSEE

"Exhibit A"

Being a part of acre tract No. 4 of E.C. Scruggs Sub of acre tracts n Taylor's Lain in the 12th Civil District of Davidson County, Tenn. As recorded in Book 547, page 179, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a pint on the easterly margin of an unnamed street at the southeasterly corner of the Westley Donaldson properly thence north easterly and with margin of said Donaldson property 620 feed to a point, thence S. 23 degrees E. 265 feet to a point thence southwesterly 510 to a pint on the easterly margin of said unnamed street thence northwesterly and with the easterly margin of said street 113 feet more or less to the point of beginning and containing 1-1/2 acres more or less and being a part of the same property conveyed to Willie Hall by deed from E.C. Scruggs, Jr. wife, Annie M. Scruggs as of record in Book 1682, page 445, R.O. D.C.

Being the same property conveyed to Willar Hall, Willie D. McKnight and Shirley McQuiddy as tenants in common by Quit Claim Deed from Willar hall executed on Deeds, Davidson County, Tennessee. The said Shirley McQuiddy having since died. The said Willar Hall having since died. An affidavit of heirship has been filed for Shirley McQuiddy as instrument No. 20060118-0006782. An affidavit of heirship has been filed for Willar Hall as instument No. 20060118-0006781. Register office for Davidson County, Tennessee.