Davidson County DEEDWARR
Recvd: 02/10/06 10:54 2 pgs
Fees:13.00 Taxes:284.90

20060210-0016535

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

WARRANTY DEED

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

B-MIG-06-128

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
Joseph A. Wallace	Mortgage Investors Group	
128 Eagan Circle (ADDRESS)	(NAME) 8320 E. Walker Springs Lane, Ste. 200 (ADDRESS)	43-12-43.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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 JAMES HALE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH A. WALLACE, UNMARRIED, 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. 18 OF BLOCK "A" ON THE MAP OF THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION, AS OF RECORD IN PLAT BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 18 FRONTS 61 FEET ON THE EASTERLY SIDE OF EAGAN CIRCLE AND RUNS BACK 107 FEET ON THE SOUTHERLY LINE AND 94.9 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 58 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM GORDON SEAT AND WIFE, DAISY ELLA SEAT BY WARRANTY DEED FROM RAYMOND H. ROBERTS AND ALBERT PAINTER, OF RECORD IN BOOK 3286, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM GORDON SEAT DIED SURVIVED BY HIS SPOUSE, DAISY ELLA SEAT. DAISY ELLA SEAT SUBSEQUENTLY DIED TESTATE. UNDER THE WILL OF DAISY ELLA SEAT ADMITTED TO PROBATE IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 78565 ON JULY 31, 1986, WILL BOOK 155, PAGE 201 SAID PROPERTY WAS DEVISED TO HER NIECE, MARY LOUISE MCPHERSON, AND BEING THE SAME PROPERTY CONVEYED TO JAMES HALE, AN UNMARRIED MAN, BY WARRANTY DEED FROM MARY LOUISE MCPHERSON, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20040511-0054004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 128 Eagan Circle, Madison, Tennessee 37115
(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 26th day of January, 2006.

James Hale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Hale, 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 26th day of January, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903