Davidson County DEEDWARR
Recvd: 03/03/06 14:37 2 pgs
Fees:13.00 Taxes:440.30
20060303-0025107

WARRANTY DEED

ET-06-0189

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Renee K. Pacheco
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee K. Pacheco	FMF Capital LLC	
3032 Fieldstone Dr.	(NAME) 25 Century Blvd #606	150-10-O-46.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GODFREY A. *MCNAMEE ~~ET UX JACQUELINE C. MCNAMEE~~, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RENEE K. PACHECO*hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *a married woman

* Unmarried

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Cherry Hills, Section 10-B, of record in Book 5210, Page 139, Register's Office for said County.

Said Lot No. 107 fronts 88.0 feet on the easterly margin of Fieldstone Drive and extends back 150.70 feet on the northerly line and 142.31 feet on the southerly line to a dead line in the rear, measuring 67.16 feet thereon.

Being the same property conveyed to Godfrey A. McNamee et ux Jacqueline C. McNamee by Warranty Deed from Dan Duer and wife, Janie Duer, dated March 10, 1980, as of record in Book 5577, Page 374, Register's Office for Davidson County, Tennessee.
Restrictive Convenants of record in Deed Book 5405, Page 344, Book 6436, Page 644 and Book 6436, Page 642 Register's Office of said County.
The said Jacqueline Lavern McNamee is now deceased.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 3032 Fieldstone Dr., Antioch, Tennessee 37013
(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 my/our hand(s) this 28th day of February, 2006.

Godfrey A. McNamee
Godfrey A. McNamee



STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Godfrey R. McNamee , the bargainor (s), 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 at Mt. Juliet, Tennessee, this 28th day of February, 2006.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of February, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122