Davidson County DEEDWARR
Recvd: 03/20/06 09:30 2 pgs
Fees:13.00 Taxes:506.90

20060320-0031418

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Michael R Lumpkin
Affiant

Subscribed and sworn to before me, this 15th day of March, 2006.

Notary Public
My commission expires: 9/8/09

02-0602-44594

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael R. Lumpkin 257 Delvin Drive Antioch TN 37013	NEW OWNER	162-06-0-064

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carole Ann McCormick, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael R. Lumpkin, Married, hereinafter called the Grantees, their successors 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 No. 45 on the Plan of Fair Oaks, of record in Book 4175, Pages 42-43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry K. McCormick and wife, Carole Ann McCormick by deed from Betty M. Shaneyfelt, a widow, dated 4-19-90, of record in Book 8092, Page 789, Register's Office for Davidson County, Tennessee. The said Larry K. McCormick and Carole Ann McCormick were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 00D-557. Larry K. McCormick conveyed subject property to Carole Ann McCormick by quitclaim deeds of record in Instrument No. 20000118-0005503 and in Instrument No. 20000208-0012748, said Register's Office. Carole Ann McCormick, single, conveyed subject property to Carole Ann McCormick, single, and Larry K. McCormick, single by quitclaim deed, dated 8-1-04, of record in Instrument No. 20050315-0028286 (erroneously referenced in prior deeds derivation as Instrument No. 20050315-0028266),

Further being the same property conveyed to Carole Ann McCormick by quitclaim deed from Larry K. McCormick, unmarried, dated 7-14-05, of record in Instrument No. 20050720-0084480, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 257 Delvin Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2006.

Carole Ann McCormick

Carole Ann McCormick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carole Ann McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of March, 2006.

State of Tennessee at Large

My Commission expires 9/8/09