Davidson County DEEDWARR
Recvd: 03/31/06 08:01 2 pgs
Fees:13.00 Taxes:443.63
20060331-0036346

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44498

WARRANTY DEED

ALAN L. BATEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Kress	WMC Mortgage Corporation	112-49
8757 Old Charlotte Pike	One Ramland Road	
Pegram, TN, 37143	Orangeburg, NY 10962	

FOR AND IN 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, I/WE,

Harold D. Drake and wife, Mallarie F. Drake and Kay Lovell Drake, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Kress, a single woman

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:

LAND in the Ninth Civil District of Davidson County, Tennessee on the easterly side of Charlotte Pike (Old), beginning at a point in the center of Charlotte Pike the north westward corner of this tract; thence, with the Charlotte Pike south 34 degrees 30 minutes west 110.5 feet to a stake in road; thence, leaving said road south 54 degrees 30 minutes east 970 feet to a stake in David S. Fergueson, Sr.'s westerly line; thence, with his line north 37 degrees 30 minutes east 110.5 feet to a stake with large beech and two white oak pointers, same being the southeasterly corner of Ray Floyd's 11.25 acre tract; thence, with same north 54 degrees 30 minutes west 975 feet to the point of beginning; containing 2.47 acres, more or less.

Being the same property conveyed to Harold D. Drake and wife, Kay L. Drake, by deed from Bernice Ragan, unmarried, of record in Book 6272, Page 559, Register's Office for Davidson County, Tennessee. Pursuant to the Final Decree of Divorce filed as Case No.: 96D-2215 in the Fourth Circuit Court for Davidson County, Tennessee, the proceeds shall be split equally between Harold D. Drake and Kay Lovell Drake.

Unimproved ( )
This is improved (X) property known as 8757 Old Charlotte Pike, Pegram, TN 37143

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 22nd day of March, 2006

Harold D. Drake

Mallarie F. Drake

Kay Lovell Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Harold D. Drake and wife, Mallarie F. Drake, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2006

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kay Lovell Drake, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2006

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006