File No. 260200634

WARRANTY DEED

TAMMY JO SULLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Jessica Galbatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Tammy Jo Suller
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/04/06 10:53 2 pgs
Fees:13.00 Taxes:192.40
20060404-0038237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Eiring	Patrick A. Eiring	05700-141.00
(NAME) P.O. Box 30634	(NAME) P.O. Box 30634	
(ADDRESS) Clarksville, TN 37040	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Catherine M. Cavender McCreary, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick A. Eiring, unmarried, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 3:

Beginning at an iron pin found, a corner to Dwight A. Lang (deed Book 9688, Page 410), a corner to Tract 2, this survey, and being the most northeast corner of this tract; thence, South 26° 03 minutes 35 seconds West for a distance of 349.93 feet to an iron pin found, corner of Lang; thence South 66° 03 minutes 53seconds West for a distance of 230.24 feet to an iron pin set in the line of Lang; thence, North 78°, 29 minutes, 15 seconds West for a distance of 1001.85 feet to an iron pin set in the easterly margin, 25 feet from the center of Old Hickory Boulevard, thence, North 29°, 41 minutes, 12 seconds East for a distance of 157.47 feet to a point in the margin of said Boulevard; thence, North 30°, 18 minutes, 19 seconds East for a distance of 192.54 feet to an iron pin set in the margin of said Boulevard; thence, leaving said Boulevard, South 85°, 21 minutes, 01 seconds East for a distance of 1174.58 feet to the beginning.

Being the same property conveyed to Catherine M. Cavender by deed from James Bryan Lewis of record in Instrument No. 20001023-0104565, Register's Office for said County, recorded October 23, 2000.

The said Catherine M. Cavender having since married is now known as Catherine M. Cavender McCreary.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 5332 Old Hickory Boulevard, Nashville, TN 37218
(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), His 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), His 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 30th day of March, 2006.

Catherine M. Cavender McCreery

By: _____
Matthew C. Stutler, Her Attorney in Fact

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew C. Stutler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Book _____, Page ____X____, Registers Office for Davidson, the **Attorney-in-Fact** of Catherine M. Cavender McCreery (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 3/30/2006.

My Commission Expires:. 11-28-09

_____, Notary Public.

*20060404 · 0038236

TRACEY TRUMBLOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260200634
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122