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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/06 09:57 2 pgs
Fees:13.00 Taxes:295.63

20060421-0045799

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN L. WILLIAMS	COUNTRYWIDE HOME LOANS	**83-1-20**
(NAME)	(NAME)	
1008 W. MCKENNIE AVENUE	P.O. BOX 961206, FTWX-22	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	FORT WORTH, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HENRY L. MCKAY, II, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN L. WILLIAMS, a single person**, 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 DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 50 FEET OF LOT NO. 9, BLOCK "A" ON THE MAP OF TIME H. MOORE'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, JULY 1, 1950, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST MCKINNIE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 195 FEET TO AN ALLEY IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HENRY L. MCKAY, II UNMARRIED BY DEED FROM RICHARD LEE RICHARDS AND ROBERT T. RICHARD OF RECORD IN INSTRUMENT NO. 20001116-0113698 DATED OCTOBER 26, 2000 AND RECORDED NOVEMBER 16, 2000. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1008 W. MCKENNIE AVENUE, NASHVILLE, TN 37206**

(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 hand** this **19th day of April, 2006.**

Henry L. McKay II
HENRY L. MCKAY, II
By Karen Hall
Attorney in Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Karen Hoff**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Henry L. McKay** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of April, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

