Davidson County DEEDWARR
Recvd: 04/27/06 10:56 2 pgs
Fees:13.00 Taxes:813.63
20060427-0048221

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Steve McNutt		156-0-41.02
Shawn MCormick	New Owner	
7875 Highway 100		
Nashville, TN 37221		

For good and valuable consideration received, **Charles T. Wheeler, Conservator for Frances B. Wheeler** by these presents does transfer and convey by Order of the Circuit Court of **Davidson** County, Tennessee, being **Docket No. 02P-64** unto the Grantee, **Steve McNutt, unmarried and Shawn McCormick, unmarried, Joint Tenants with Right of Survivorship,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Frances Wheeler**, described as follows:

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE UNRECORDED PLAN OF HARPETH HEIGHTS, SECTION 3, DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, SEPTEMBER 21, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF HIGHWAY NO. 100, 146 FEET WEST OF THE NORTHWEST CORNER OF THE PROPERTY TO ALVIN W. TERRELL AND SON, INC., BY DEED FROM BUCHI REALTY COMPANY, OF RECORD IN BOOK 3762, PAGE , REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID HIGHWAY WESTWARDLY 146 FEET TO AN IRON PIN AT THE SOUTHEAST INTERSECTION OF SAID HIGHWAY AND TRACE CREEK DRIVE; THENCE WITH THE EASTERLY MARGIN OF SAID DRIVE SOUTHWARDLY 300 FEET; THENCE EASTWARDLY 146 FEET TO AN IRON PIN 146 FEET WEST OF SAID TERRELL AND SON, INC. SOUTHWEST CORNER; THENCE NORTHWARDLY 300 FEET TO THE BEGINNING.

This is improved property known as 7875 Highway 100, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Conservator for Frances B. Wheeler** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons

STATE OF Washington
~~COUNTY OF~~ King

On this 19 day of April 2006, before me personally appeared, Charles T. Wheeler, Conservator for Frances B. Wheeler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Frances B. Wheeler, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 19th day of April 2006.

My commission expires: 5/27/09

Notary Public

- Notary Public -
State of Washington
SAMUEL LEWIS HALE
MY COMMISSION EXPIRES
MAY 27, 2009

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~DAVIDSON~~ KING

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Charles T. Wheeler
Affiant Charles T. Wheeler

Subscribed and sworn to before me this 19th day of April, 2006.

Notary Public

My Commission Expires: 5/27/09

- Notary Public -
State of Washington
SAMUEL LEWIS HALE
MY COMMISSION EXPIRES
MAY 27, 2009