WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 13:51 2 pgs
Fees:13.00 Taxes:425.50

20060502-0050486

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Linda H. McBride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey F. McBride	BANCORPSOUTH BANK	MAP 061-10
(NAME)	(NAME)	
57 Rolling Meadows	5217 Maryland Way	PARCEL 057.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	AND PARCEL 056.00
(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, Rufus S. Morrow and wife, Evelyn M. Morrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rickey F. McBride and wife, Linda Hughes McBride

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 Lots Nos. 147 and 148 on the Map of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Rufus S. Morrow and wife, Evelyn M. Morrow by Warranty Deed from Charlie W. Burkhart and wife, Lanelle A. Burkhart dated October 25, 1956, of record in Book 2598, page 580, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Sharon Tomback executes this Instrument as Attorney-in-Fact on behalf of Rufus S. Morrow and Evelyn Ann Morrow, pursuant to Durable Powers-of Attorney of record by Instrument Nos. 20050622-0071651 and 20050622-0071652, Register's Office for Davidson County, Tennessee.

Evelyn Ann Morrow and Evelyn M. Morrow is one and the same person.

unimproved ( )
This is improved (X) property, known as 4017 Edwards Avenue, Nashville, TN 37216
4019 (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 our hand s this 28th day of April, 2006

Rufus S. Morrow
By: Rufus S Morrow by Sharon Tomback attorney in fact
Sharon Tomback, Attorney-in-fact

Evelyn M. Morrow
By: Evelyn M Morrow by Sharon Tomback attorney in fact
Sharon Tomback, Attorney-in-fact

CONTINUATION OF LEGAL DESCRIPTION:

Sharon Tomback executes this instrument as Attorney-In-Fact on behalf of Rufus S. Morrow and wife, Evelyn M. Morrow, pursuant to the Specific Power of Attorney, being recorded by Instrument No. 20050622-0071652 and by Instrument No. 20050622-0071651 in the Register's Office for Davidson County, Tennessee.

STATE OF New York
COUNTY OF Westchester

On this the 28th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHARON TOMBACK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUFUS S. MORROW AND WIFE, EVELYN M. MORROW as their Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said RUFUS S. MORROW AND WIFE, EVELYN M. MORROW.

Witness my hand and official seal at Armonk, NY, **this the 28th day of April, 2006.**

Anne Curran
Notary Public

ANNE CURRAN
Notary Public, State of New York
No. 01CU6121781
Qualified in Westchester County
Commission Expires January 31, 2009

My Commission Expires:

