Davidson County DEEDWARR
Recvd: 05/24/06 09:55 2 pgs
Fees:13.00 Taxes:333.00

20060524-0060862

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Phillips **1509 Monticello Ave.** **Madison, TN 37115**	**New Owner**	**34-9-17.00**

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, WE,

Gary M. McCanless, unmarried

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

Joe Phillips , unmarried

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:

Property located at: 1509 Monticello Ave, Davidson County, Madison, TN 37115 AND:

Land in Davidson County, Tennessee, being part of Lots Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, said Register's Office, and being designated as Tract 4, on an unrecorded survey showing a division of a part of said lots for Clyde Loftis, made by N.G. Jenkins, Surveyor, April 4, 1959, and described as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 3 and 4, said point being 462.5 feet, more or less, north from the center line of West Monticello Drive; thence with the line between Tracts 3 and 4, south 87 degrees 49' East 340.3 feet, more or less, to a point; thence south 2 degrees 45' East 64 feet, more or less, to a point a corner of Tracts 4 and 5; thence with the line between said Tracts North 88 degrees 03' West 318.9 feet, more or lress, to the center line of Monticello Avenue or Drive; thence with the center line of the same, north 21 degrees 20' West 71 feet, more or less, to the point of beginning.

Being the same property conveyed to Gary M. McCanless on 02/04/85, by deed from Jack Sanford McCanless, Jr. and wife, Deborah Lynn McCanless and filed for record on 02/08/85, in Book 6489, page 320, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1509 Monticello Ave., Madison, TN 37115**
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 hands this 22nd day of May, 2006.

Gary M. McCanless

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Gary M. McCanless** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 22nd day of May, 2006.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of May, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of May, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of May, 2006.

My commission expires:_____ _____
Notary Public