WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/06 10:53 2 pgs
Fees:13.00 Taxes:107.30

20060525-0061461

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 140, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick McCormick	SAME	MAP 018-00
(NAME)	(NAME)	
2448 Tinnin Road		PARCEL 043.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, James L. Parker, Unmarried

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

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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Moncrief Avenue at the northeast corner of the property conveyed to M. B. Burton, by deed from Allen Mathews, of record in Book 1031, page 675, Book 1535, page 527 and Book 2753, page 89, Register's Office for Davidson County, Tennessee; thence with said Burton's easterly line southwardly 246 feet; thence eastwardly 104 feet; thence northwardly 258.5 feet to the southerly margin of said Moncrief Avenue; thence with the same westwardly 104 feet to the beginning.

BEING the same property conveyed to Thomas A. Arnold and wife, Nellie N. Arnold by Warranty Deed from Era Kinslow, unmarried of record in Book 5113, page 640, Register's Office for Davidson County, TN. The said Thomas A. Arnold and wife, Nellie N. Arnold having since died and by Affidavit of Heirship of record in Book 11765, Page 843, Register's Office for Davidson County, Tennessee, James L. Parker was the sole heir at law.

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

unimproved ( )
This is improved (X) property, known as 326 Moncrief Avenue, Goodlettsville, TN 37072
(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 23rd day of May, 2006

James L. Parker

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 James L. Parker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 23rd day of May, 2006.

Commission expires 9/22/07

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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, execute 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 office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public