Davidson County DEEDWARR
Recvd: 06/06/06 08:23 2 pgs
Fees:13.00 Taxes:1572.50
20060606-0066477

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC
5426 Main Street
P.O. Box 1700
Spring Hill, TN 37174

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce H. McCrea and Katherine P. McCrea 4513 Everett Drive Nashville, TN 37215	New Owner	130-16-22.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Lawrence M. Eckman, now deceased and Dorothy J. Eckman, ("Grantors") have bargained and sold, and by these presents transfer and convey unto Bruce H. McCrea and wife, Katherine P. McCrea, ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows, to wit:

This is improved property known as 4513 Everett Drive, Nashville, TN 37215.

Lot 4, ECHO HILLS, ADDITION NO. 1, BEING RESUBDIVISION OF TRACT NO. 8 OF TYNE MEADE SUBDIVISION, as shown on plat of record in Plat Book 2663, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawrence M. Eckman, Jr. and wife, Dorothy J. Eckman by Warranty Deed from Anna Louise Ward, recorded on the 30th day of August, 1977 in Deed Book 5189, Page 936, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hand this 31st day of May, 2006.

Dorothy J. Eckman

Dorothy J. Eckman

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Dorothy J. Eckman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2006.

Notary Public

My Commission Expires:

2/6/07

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $425,000.00.

Affiant

Sworn to and subscribed before me this 31st day of May, 2006.

Notary Public

My Commission Expires: 2/6/2007

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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