Davidson County DEEDWARR
Recvd: 08/10/06 14:32 2 pgs
Fees:13.00 Taxes:249.75

20060810-0098776

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

STATE OF TENNESSEE NOTARY PUBLIC ALAN D. MAZER DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon F. McCammon	Smith County Bank	53-2-77
1300 Cunningham Street	P. O. Box 199	
Old Hickory, TN, 37138	Carthage, TN 37030	

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, I/WE,

Aubrey Hiam

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

Gordon F. McCammon and Gordon L. McCammon

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:

Described property located in Davidson County, Tennessee, to wit:

Lots Number 1 and 2 on the Map of the re-Subdivision of Lot Number 306 of Village of Old Hickory Section C-2 as of record in Book 3842, Page 99, Register's Office for said County, described as follows:

Beginning at a concrete monument in the south line of Lot Number 2; thence with said line south 89 degrees 10 minutes east 3.9 feet to an iron pin in the west margin of Cunningham Street; thence with said Street north 0 degrees 45 minutes east 166.4 feet to a concrete monument; thence around a curb in a northwesterly direction 15 feet to an iron pin in the southwesterly margin of Fowler Street; thence in a northwesterly direction with said street 53 feet; to an iron pin, a corner of Lot Number 1; thence along the northwesterly line of Lot Number 1 south 49 degrees 10 minutes west 97.3 feet to an iron pin; thence with the rear line of Lots Numbers 1 and 2, south 40 degrees 50 minutes east 179.9 feet to an iron pin; thence with the southerly line of Lot Number 2 north 49 degrees 10 minutes east 12.5 feet to the beginning.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, of record in Instrument No.: 20060324-0033631, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HIS.

Unimproved ( )
This is improved (X) property known as 1300 Cunningham Street, Old Hickory, TN 37138

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/our hand(s) this 3rd day of August, 2006

Aubrey Hiam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Aubrey Hiam, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010