20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/06 13:08 3 pgs
Fees:18.00 Taxes:292.30
20060926-0119058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 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, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Davis	NEW OWNER	MAP 14.00
(NAME)	(NAME)	
P.O. Box 756		PARCEL 18.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, George William McCormack, Jr. and wife, Mable Joy McCormack and Mark Dale McCormack, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Davis and wife, Patricia Davis

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 the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows:

BEGINNING at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 581.75 feet, more or less, from Williams corner, said point also being located 290 feet, more or less, in an easterly direction from the center line of Harper Road; thence leaving said Clarksville Highway, N 15 degrees 56 minutes E, 212.60 feet to an iron pin; thence S 71 degrees 9 minutes 15 seconds E, 80 feet, more or less, to an iron pin; thence S 16 degrees 31 minutes W, 232.72 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the said margin of said Highway and in a westerly direction 81.22 feet, more or less, to the point of beginning, containing 0.40 acres, more or less.

Being the same property conveyed to George William McCormack, Jr. and wife, Mable Joy McCormack and Mark Dale McCormick, as joint tenants with right of survivorship by Warranty Deed from Dot N. Anglea, a widow, dated April 5, 2000 and filed for record in Instrument No 20000406-0034619 in the Register's Office for Davidson County, Tennessee. Mark Dale McCormack and Mark Dale

CONTINUED

unimproved ( )
This is improved (X) property, known as 6800 Clarksville Pike, Joelton, TN 37080
(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 22nd day of September, 2006

George William McCormack, Jr.

Mark Dale McCormack

Mable Joy McCormack

LEGAL DESCRIPTION CONTINUATION

McCormick being one and the same person.

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

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 George William McCormack, Jr. and wife, Mable Joy McCormack and Mark Dale McCormack, Unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 22nd day of September 2006.

Commission expires 4/22/07

DANIEL J. MASCARI
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public

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