FILE BOX 19B
06-09-010-J

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01711 DAVIS CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robyn A. Davis	~~XXXX~~ Pensacola Guarantee Mtg	MAP:
4205 Aberdeen Road	7555 Highway 98 W., Ste. A	Parcel:103-12-37.00
Nashville, TN 37205	Pensacola, FL 32506	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES A. MCFARLAND, AND WIFE, PAMELA E. MCFARLAND

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

ROBYN A. DAVIS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4205 Aberdeen Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 28th day of September, 2006.

Charles A. McFarland

Pamela E. McFarland

Davidson County DEEDWARR
Recvd: 09/28/06 10:35 2 pgs
Fees:13.00 Taxes:1479.63
20060928-0119985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CHARLES A. MCFARLAND AND PAMELA E. MCFARLAND, 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 Brentwood, Tennessee , this 28th day of September, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
TRACT I: BEING THE REAR PART OF LOT NO. 54, BLOCK "I", CHEROKEE PARK, 3RD SECTION, AS OF RECORD IN BOOK 843, PAGE 2 AND 3, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT NO. 54 AT THE COMMON CORNER OF LOTS 57 AND 58; THENCE WITH THE LINE BETWEEN LOTS 54 AND 58 IN A SOUTHEASTERLY DIRECTION 75.88 FEET TO A UTILITY POST; THENCE WITH THE LINE BETWEEN LOTS 53 AND 54 IN A WESTERLY DIRECTION 75.88 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 60 FEET TO THE POINT OF BEGINNING.

TRACT II: BEING LOT NO. 58 OF BLOCK "I" ON THE MAP OF CHEROKEE PARK 3RD SECTION, OF RECORD IN BOOK 843, PAGES 2 AND 3. SAID LOT NO. 58 FRONTS 60 FEET ON THE SOUTH SIDE OF ABERDEEN ROAD AND RUNS BACK BETWEEN LINES, 132.67 FEET ON THE WESTERLY LINE AND 187.62 FEET ON THE EASTERLY LINE, TO A DEAD LINE ON WHICH IT MEASURES 79.99 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHARLES A. MCFARLAND AND WIFE, PAMELA E. MCFARLAND BY WARRANTY DEED FROM G. HOWARD HATCHER, A WIDOWER, RECORDED ON THE 15TH DAY OF APRIL, 1999 IN DEED BOOK 11433, PAGE 468, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the ~~Grantee(s)~~ Grantor(s) herein.

~~PAID~~ PAID