Davidson County DEEDWARR
Recvd: 10/04/06 12:41 2 pgs
Fees:13.00 Taxes:1110.00

20061004-0123069

WARRANTY DEED

B-GB-06-7875

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Steven W. Parks	Steven W. Parks	
7875 Highway 100 (ADDRESS)	(NAME) 7875 Highway 100 (ADDRESS)	156-41.02
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	156000 04102

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE MCNUTT, UNMARRIED AND SHAWN MCCORMICK, UNMARRIED, BY AND THROUGH STEVE MCNUTT, ATTORNEY-IN-FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN W. PARKS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE UNRECORDED PLAN OF HARPETH HEIGHTS, SECTION 3, DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, SEPTEMBER 21, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF HIGHWAY NO. 100, 146 FEET WEST OF THE NORTHWEST CORNER OF THE PROPERTY TO ALVIN W. TERRELL AND SON, INC., BY DEED FROM BUCHI REALTY COMPANY, OF RECORD IN BOOK 3762, PAGE 503, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID HIGHWAY WESTWARDLY 146 FEET TO AN IRON PIN AT THE SOUTHEAST INTERSECTION OF SAID HIGHWAY AND TRACE CREEK DRIVE; THENCE WITH THE EASTERLY MARGIN OF SAID DRIVE SOUTHWARDLY 300 FEET; THENCE EASTWARDLY 146 FEET TO AN IRON PIN 146 FEET WEST OF SAID TERRELL AND SON, INC. SOUTHWEST CORNER; THENCE NORTHWARDLY 300 FEET TO THE BEGINNING.

Being the same property conveyed to Steve McNutt, unmarried and Shawn McCormick, unmarried, Joint Tenants with Right of Survivorship by Warranty Deed from Charles T. Wheeler, Coservator for Frances B. Wheeler of record in Instrument No. 200604270048221 on April 19, 2006 and filed for record on April 27, 2006 , Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record including an easement of record in Book 11473, Page 846.

This instrument is being executed persuant to Power of Attorney being recorded simultaneously herewith

unimproved ( )
This is improved (X) property, known as 7875 Highway 100, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of September, 2006.

Steve McNutt

Shawn McCormick by Steve McNutt, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 23, 2009

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of September 2006, before me personally appeared Steve McNutt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shawn McCormick, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded _____ in Instrument No. _____ in the Register's Office of _____ County, Tennessee.

Witness my hand and official seal this 29th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: November 23, 2009

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903