698-80

THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 11/06/06 08:38 3 pg
Fees:18.00 Taxes:680.80
20061106-0137423

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
AMBER R. McGARAH 8012 Old Springfield Pike Goodlettsville, TN 37072	Same	012-00-0-033.00

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged **Patricia Damesworth**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Amber R. McGarah**, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, Tennessee, described as follows:

Being 1 3/5 acres in the northwest corner of the property we purchased from W.C. Moncrief, and being a triangular strip of ground about 15 miles from Nashville, Tennessee.

Beginning at the intersection of the L& N Railroad right-of-way, and the old Nashville and Springfield Turnpike; thence along the easterly margin of said Pike in a southerly direction, 185 yards to a point; thence easterly 56 yards to the L& N Railroad right-of-way line; thence with the L & N right-of-way line in the northwesterly direction 185 yards to the point of beginning.

Being the same property conveyed from Louise Smith Gattis and Fletcher A. Smith, Jr., Co-Exec. of the estate of Fletcher A. Smith, by deed to Patricia Damesworth dated 2/14/2005 of record in instrument # 200502140016559, Register's Office for Davidson County, Tennessee.

This is improved property known as 8012 Old Springfield Pike, Goodlettsville, TN 37072.

This is the same legal description as was on the previous deed of record.

Being the same property conveyed from Patricia Damesworth to Amber R. McGarah by deed ~~dated _____ and recorded in instrument # _____ Reg. Off. Davidson Co., TN.~~

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record including, but not* limited *to, all of the following matters:
1) Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land along the property that may be disclosed by survey.
2) Any possible additional tax assessment and any penalties and interest, because of construction and improvements.

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, her heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This property is improved property known as 8012 Old Springfield Pike, Goodlettsville, Tennessee, 37072.

WITNESS MY HAND(S) THIS 17th day of October, 2006, IN WILLIAMSON COUNTY, TENNESSEE.

Patricia Damesworth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Nick Shelton, of the State and County aforesaid, personally appeared **Patricia Damesworth**, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such SELLERS/GRANTOR, executed the foregoing instrument for the purposes therein contained, by signing her name hereinabove. **Patricia Damesworth** personally appeared before me, a Notary for said state and county, and acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 17th day of October, 2006, in Williamson County, TENNESSEE.

Notary Public

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/19/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $184,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 17th day of October 2006, in Williamson County, TN.

Notary Public

My Commission Expires: 5/12/07

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY