WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 11:59 2 pgs
Fees:13.00 Taxes:27.75
20061107-0138510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 4, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy H. Register	Kathy H. Register	147-7-164
(NAME) Old Goins Rd.	(NAME) Old Goins Rd.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **MARTY SMITH MCLEMORE, TRUSTEE WITH FULL POWER TO SELL, TRANSFER, CONVEY, LEASE, MORTGAGE AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY OR PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY H. REGISTER AND CLARENCE HOLT**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as Old Goins Rd., Nashville, TN 37211
(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 my hand this 26th day of June, 2006.

Marty McLemore, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DECATUR

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2006.

Commission expires: June 30, 2008

Notary Public

KRISTY SWINDLE STATE OF TENNESSEE NOTARY PUBLIC DECATUR COUNTY

File No.: 103461

EXHIBIT A

In the 7th Civil District of said County, of ½ acres, more or less and being the same property inherited by the Grantor herein as the only heir of Sallie Waggoner, deceased, who died in Davidson County, Tennessee in March 1932.

Beginning at a stone about 12 feet South of my yard fence, thence South nine and ¼ poles to the North boundary of the Pritchett land to a stone; thence along said Pritchett line West five poles to a stone; thence North nine poles to a stone; it being 12 feet South of my yard fence; thence West five poles to the beginning, containing 45 square poles.

Being the same property conveyed to SAM V. GWIN, JR., TRUSTEE WITH FULL POWER TO SELL, TRANSFER, CONVEY, LEASE, MORTGAGE AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY OF PERSON, by deed from ANNIE MAE MCLEMORE, of record as Instrument No. 20000211-0014245, dated February 2, 2000, said Register's Office. Marty Smith McLemore has been appointed Successor Trustee in Instrument No. 20060301-0023555.