STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$229~~,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 2006.

Notary Public
MY COMMISSION EXPIRES 3-11-09
File No. G6-2112D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 12/11/06 12:37 3 pgs
Fees:18.00 Taxes:849.15
20061211-0152594

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James L. McCormick, a married man (NAME)	SAME (NAME)	6-54
2217 Baker Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joseph D. White and Elizabeth A. White, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. McCormick and wife, Jennifer McCormick** 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" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2217 Baker Road, Goodlettsville, TN 37072.

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. Whenever 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 27th day of November, 2006.

Joseph D. White by Elizabeth A. White, Attorney-in-Fact POA

Elizabeth A. White

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 Elizabeth A. White the bargainor(s), with whom Iampersonally 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 27th day of November, 2006.

My Commission Expires: 9/10/10

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of November, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elizabeth A. White, attorney-in-fact for Joseph D. White, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of November, 2006.

My Commission Expires: 9/10/10

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

LAND in the 10th Civil Disrict of Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated August 16, 1996, as follows:

Beginning at a point in the center line of Baker Road and running easterly with Baker Road, 210 feet, more or less, to a stone; thence northerly 260 feet, more or less, to a stone; thence running with the right-of-way of L & N Railroad, westerly 242 feet, more less, to a stone; thence southerly 217 feet, more or less, to the point of beginning.

The above description Includes but expressly Excludes any portion of the property included in the public right-of-way of Baker Road.

Being the same property conveyed to Joseph D. White and Elizabeth A. White, husband and wife, by Deed from Charles C. Hicks and wife, Dolly M. Hicks, dated August 23, 1996, of Record in Book 10168, Page 332, Register's Office for Davidson County, Tennessee.