Davidson County DEEDWARR
Recvd: 12/21/06 11:25 2 pgs
Fees:13.00 Taxes:203.50

20061221-0157364

WARRANTY DEED

P-06-811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2006.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Ewing	First Horizon Home Loan Corp	
811 McCarn Street	(NAME) MC 6712 1555 Walnut Hill Lane, #200	83-7-59
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALICE C. EWING, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM K. EWING,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ***and wife, Cheryl Ewing**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 OF ROBERT E. POWER'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 29 FRONTS 50 FEET ON THE WESTERLY SIDE OF MCCARN STREET AND RUNS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY ON WHICH IT MEASURES 50 FEET. BEING THE SAME PROPERTY CONVEYED TO KNOX L. EWING AND WIFE, ALICE C. EWING BY WARRANTY DEED FROM WILLIAM B. KELLY AND WIFE, ADA RUTH KELLY, RECORDED ON THE 17TH DAY OF FEBRUARY, 1960 IN DEED BOOK 3029, PAGE 285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 811 McCarn Street, Nashville, Tennessee 37206
(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/our hand(s) this 15th day of December, 2006.

Alice C Ewing by Julia Ann Rumsey Attny-In-Fact

Alice C. Ewing by Julia Ann Rumsey
As Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 15th day of December, 2006, before me personally appeared Julia Ann Rumsey 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 Alice C. Ewing, and acknowledged that she executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th day of December, 2006.

Carol T. Baker
Notary Public

*20061221015 7363

My Commission Expires: 4/5/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800