Davidson County DEEDWARR
Recvd: 01/12/07 10:24 2 pgs
Fees:13.00 Taxes:647.50

20070112-0005156

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

B-LTM-06-112

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Ray Emmett
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Emmett	Ray Emmett	
112 Vandiver Drive (ADDRESS)	112 Vandiver Drive (NAME) (ADDRESS)	43-12-63.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 TEZOZOMOC ALCANTAR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAY EMMETT AND WIFE, RENEE EMMETT, 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:

BEING LOT NO. 11, ON THE PLAN OF VANDIVER'S SUBDIVISION OF THE EAST PART OF LOT NO. 9 ON THE ANDERSON ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF VANDIVER DRIVE AT A POINT 550 FEET NORTH OF THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, BEING THE CORNER OF LOTS NOS. 10 AND 11; THENCE WITH SAID DRIVE, NORTHWARDLY 50 FEET TO THE CORNER OF LOTS 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 228.2 FEET TO A LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH SAID LOW WATER MARK, SOUTHWARDLY 50.1 FEET TO THE CORNER OF LOTS NO. 10 AND 11; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 235.3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TEZOZOMOC ALCANTAR, A SINGLE MAN BY WARRANTY DEED FROM RUBY E. SCHLENKER, A SINGLE PERSON, RECORDED ON THE 23RD DAY OF JUNE, 1995 IN DEED BOOK 9710, PAGE 54, 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 112 Vandiver Drive, Madison, Tennessee 37115
(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 8th day of January, 2007.

Tezozomoc Alcantar

Judy Alcantar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tezozomoc Alcantar and Judy Alcantar, 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 8th day of January, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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