Davidson County DEEDWARR
Recvd: 02/06/07 09:28 2 pgs
Fees:13.00 Taxes:558.70

20070206-0015263

WARRANTY DEED

AT-20060341

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of January, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daymar Homes, Inc.	SAME	083-15-0 075.00
P. O. Box 281167		
Nashville, TN 37228		

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 consideration, the receipt of which is hereby acknowledged, I/we, Terry Wayne Jack and William Baker Jack, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daymar Homes, Inc., 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Fortland Park, Section 1, Addition 1, as of record in book 2854, page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Huntley Drive, being the common corner of Lots 35 and 99; thence with the line between Lots 35 and 99 northerly 108.97 feet to a point; thence with the line between Lots 35 and 36 westerly 121 feet to a point in the easterly margin of Riverside Drive; thence with the margin of Riverside Drive southerly 90 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.68 feet to a point in the northerly margin of Huntleigh Drive; thence with the margin of Huntleigh Drive easterly 99.84 feet to the point of beginning.

Being the same property conveyed to William A. Jack and wife, Dorothy B. Jack by Warranty Deed from Raymond D. Tucker and Betty M. Tucker dated November 9, 1973 and recorded November 12, 1973 in Book 4763, page 845, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 245 Riverside Drive, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of January, 2007

Terry Wayne Jack

William Baker Jack by Terry Wayne Jack, POA

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Terry Wayne Jack, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 17th day of January, 2007.

Notary Public

My Commission Expires: 6-26-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2007, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Terry Wayne Jack, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for William Baker Jack, and as such Attorney in Fact for William Baker Jack , he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by William Baker Jack to execute this instrument on behalf of William Baker Jack.

Witness my hand and official seal on this 17th day of January, 2007.

:

April G Nichols
Notary Public

My Commission Expires: 6-26-07

