6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Mary Lee Malenero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene H. Purcell	First Horizon Home Loan Corp.	**127-0-30**
(NAME) **8435 Highway 70**	(NAME) d/b/a First tennessee Home Loans	
(ADDRESS) **Nashville, TN 37221**	P.O. Box 809 (ADDRESS) Memphis, TN 38101	
(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, **Susan B. Bushong and Alice S. Bushong, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene H. Purcell and Sandra H. Purcell, husband and wife,** 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:

A parcel or tract of land located in the 9th Civil District of Davidson County, Tennessee on the South side of U.S. Highway # 70 and being all of a 2 acre tract of record in Book 1449, page 447, and a small portion of tract #4 of record in Book 735, page 610 as indicated on plat R.O.D.C., Tennessee. And surveyed the 12th day of March, 1963 by S.H. Hutchison as follows:

Beginning at an iron stake, the northeast corner of the 2 acre tract in southerly line of tract # 4; thence north 0 degrees 30 minutes east 36.5 feet to a stake on the south margin of Highway south 84 degrees west passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on the south margin of Highway; thence leaving Highway going south 4 degrees east 292 feet to a stake in a field; thence north 89 degrees 30 minutes east 249 feet to an iron stake; thence north 20 degrees east 125 feet to an iron stake; thence north 0 degrees 30 minutes east 155 feet to the point of beginning; containing 2.08 acres more or less.

Together with an easement for driveway purposes (together with the right to maintain and/or repair), appurtenant to said 2.08 acres, over and across that portion of the easterly 2/40 feet, more or less, of the property lying west of and adjacent to said 2.08 acres, which is being used for driveway purposes on February 26, 1993.

Being the same property conveyed to Susan B. Bushong and Alice S. Bushong, as joint tenants with right of survivorship by General Warranty Deed from Robert Martin and wife Betty Ann Martin dated February 26, 1993 of record in Book 8881, page 99, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8435 Highway 70, Nashville, TN 37221**

(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.

Davidson County DEEDWARR
Recvd: 02/21/07 08:37 2 pgs
Fees:13.00 Taxes:962.00

20070221-0021219

Witness **our hands** this **19th day of February, 2007.**

X. Susan B. Bushong
Susan B. Bushong

X Alice Sue Bushong
Alice S. Bushong

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Susan B. Bushong and Alice S. Bushong, as joint tenants with right of survivorship**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of February, 2007**.

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum Notary Public