Davidson County DEEDWARR
Recvd: 03/21/07 10:26 2 pgs
Fees:13.00 Taxes:577.42

20070321-0034151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$156,060.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-30-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Eric C. Tichenor	Citylife Lending Group	**90-12-284**
(NAME)	(NAME)	
560 Croley Drive	7445 New Technology Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Fredricksburg IN 31703	
(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, **Eugene D. Purcell, and wife Sandra L. Purcell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric C. Tichenor**, 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:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block 'C' on the Map of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100, described as follows:

Beginning at a point in the northerly margin of Alamo Place, the common corner of Lot Nos. 2 & 3; thence with the line between said lots, northerly 104 feet to a point, the corner of Lot No. 1; thence with the line between Lot Nos. 1 & 2, westerly 185.8 feet to the easterly margin of Croley Drive; thence with the margin of the same southeasterly 65 feet to a concrete monument and continuing with the same, in the same direction 25.1 feet to a concrete monument at the beginning of a curve at eh intersection of said Drive and Alamo Place; thence around said curve, southeasterly 47.1 feet to another concrete monument in the northerly margin of Alamo Place; thence with the margin of the same, northeasterly around a slight curve, 105.6 feet to the point of beginning.

Being the same property conveyed to Eugene D. Purcell, and wife Sandra L. Purcell by Deed from Alton Lee Foutch and Phyllis Diane Grant (a.k.a. Phyllis Diane Foutch) husband and wife, dated March 28, 1988 and of record in Book 7504, page 259, R.O.D.D.C.T.N.

unimproved ☐
This is improved ☒ property, known as **560 Croley Drive, Nashville, TN 37209**
(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 **our hands** this **19th day of March, 2007**.

Eugene D. Purcell

Sandra L. Purcell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eugene D. Purcell, and wife Sandra L. Purcell** with whom I am personally acquainted, and who, upon oath, acknowledged THEMSELVES to be the persons who 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 March, 2007**.

Commission expires: My Commission Expires JULY 19,2009

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Justin Tatum Notary Public