WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 09:18 3 pgs
Fees:18.00 Taxes:229.40
20070823-0100669

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Daphne M. Dann
Affiant

Subscribed and sworn to before me this 16 day of August, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
TN Homebuyers, Inc.	SAME	052-13-0-A-027.00CO
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gary W. McCormack**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **2750 Penn Meade Drive Trust, First Jordan LLC as Trustee, and Tn Homebuyers, Inc. as Beneficiary**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 27 on the Condominium Site Plan of River Glen, Phase One, Planned Unit Development, a plat of which is of record in Book 6900, page 650, as amended in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof of said Unit.

Being the same property conveyed to Gary W. McCormack, by deed from Donna S. Shell, unmarried, on December 7, 2006, of record in Instrument Number 20061211-0152504, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 671, Register's Office Davidson County, Tennessee.
- By-Laws of record in Book 7566, page 571, and Instrument Number 20040915-0117299, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8069, page 158, Register's Office for Davidson COunty, Tennessee.

This is improved property known as: **2750 Penn Meade Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 16, 2007.

Gary W. McCormack
Gary W. McCormack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gary W. McCormack** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2007

My commission expires 9-22-07

Notary Public



I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)