27-1-423

Davidson County DEEDWARR
Recvd: 11/13/07 13:47 2 pgs
Fees:13.00 Taxes:1387.50

20071113-0133031

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-071000367

WARRANTY DEED

HOLLY PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 22, 2010

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD ARGO **626 BATTLE ROAD** **NOLENSVILLE, TN 37135**	Richard Argo 626 Battle Rd Nolensville, TN 37135	**188-00-0-026.00**

FOR AND IN 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,

OLA M. JAMES, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATTIE ARGO AND HUSBAND, RICHARD ARGO

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 of land, being part of the Rachel Y. Bonds property, situated in the 2nd Civil District of Davidson County, Tennessee, as recorded in Deed Book 2489, page 17, Register's Office for said County, and described according to an unrecorded survey by John D. McCormick, Surveyor, with revision date of May 13, 1987, as follows:

Beginning at a point in the centerline of Battle Road, said point being the northeast corner of the Doris S. Faircloth property as recorded in Deed Book 6798, page 491, Register's Office for Davidson County, Tennessee; thence along the northerly boundary of the said Faircloth property North 84 Degrees, 41 Minutes, 11 Seconds West a distance of 1,091.30 feet to an existing iron pin; thence North 9 Degrees, 02 Minutes East a distance of 200.0 feet to an iron pin; thence South 84 Degrees, 41 Minutes, 11 Seconds East a distance of 1,091.30 feet to a point in the centerline of Battle Road; thence South 9 Degrees, 02 Minutes West a distance of 200.0 feet to the point of beginning and containing 5.00 acres more or less.

Being the same property conveyed to Richard W. James and wife, Ola M. James by Warranty Deed from Charles C. Bonds and wife, Rachel Y. Bonds, dated 6-22-87 and recorded 6-22-87 in Book 7275, page 252, Register's Office for Davidson County, Tennessee. The said Richard W. James having since died, leaving property vested in Ola M. James.

Unimproved ( )
This is improved (X) property known as **626 BATTLE ROAD, NOLENSVILLE, TN 37135**
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 1st day of November, 2007.

Ola M. James

OLA M. JAMES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OLA M. JAMES WIDOW the bargainor(s) 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 at Smyrna, Tennessee, this 1st day of November, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public