THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner-Melissa Ann Warrick
3149 Stafford Drive
Nashville, TN 37214

MAP PARCEL NUMBERS
Map & Parcel No:85-07-27

Davidson County DEEDWARR
Recvd: 12/21/07 15:24 2 pgs
Fees:13.00 Taxes:573.50



20071221-0146737

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of December, **2007**, by and between **Robert Lee McCormick Jr.**, unmarried, party of the first part, and **Melissa Ann Warrick**,, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$155,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

BEING Lot No. 183 on the Plan of Stanford County Club Estates, Section IV, of record in Plat Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert L. McCormick, Jr. and wife, Glenda K. McCormick by deed from Robert E. Fox and wife, Frankie R. Fox, of record in Book/Instrument No. 6963, page 932 Register's Office, Davidson County, Tennessee, dated 8/27/86 and recorded 8/29/86. BEING further conveyed to Glenda K. McCormick by deed from Robert L. McCormick, Jr. of record in Book 8792, page 638, dated 11/17/92 and recorded 11/20/92, said Register's Office. BEING further conveyed to Robert Lee McCormick, Jr. by Quitclaim Deed from Glenda Kay Binkley McCormick aka Glenda K. McCormick, (Docket No. 94D-3077) of record in Book 10692, page 468, dated 2/3/95 and recorded said Register's Office

The above referenced property is also known as 3149 Stafford Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 2900, pages 83 and 84; Restrictive Covenants of record in Book 3066, page 219; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

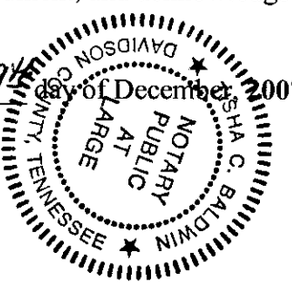
WITNESS the signature of the said party of the first part the day and year first above written.

Robert Lee McCormick Jr.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Lee McCormick Jr., unmarried,** 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 Notarial Seal at office this 19th day of December, **2007.**



My commission expires 3-7-11

Notary Public

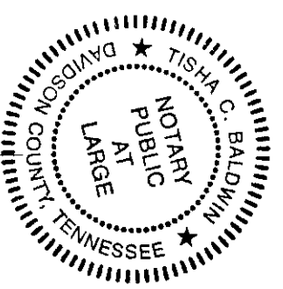
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$155,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Ann Warrick

Affiant

Subscribed and sworn to before me this 19th day of December, **2007.**

NOTARY PUBLIC



My commission expires: 3-7-11

PROPERTY ADDRESS:
3149 Stafford Drive
Nashville, TN 37214

Name and address of new owner:
Melissa Ann Warrick
3149 Stafford Drive
Nashville, TN 37214