Bk# 29

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of March, 2008.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James W. McBride	CuCorp, Inc.	Parcel ID:
916 Coarsey Drive	1400 8th Ave. South	107130A01600CO
Nashville, TN 37217	Nashville, TN. 37203	

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

Michael Pierce and wife, Lisa Pierce

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James W. McBride , unmarried,
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:

BEING Unit No. 916, on the Plan of Four Maples Condominiums, a horizontal property regime, of record in Plat Book 5200, Page 283, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Pierce, married, by deed from Tyler L. Smith, of record in Instrument 20041019-0125744, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5657, Page 438; Book 5660, Page 185; Book 9263, Page 512; Book 5657, Page 477, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 283, said Register's Office.

The said Lisa Pierce joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 916 Coarsey Drive, Nashville, TN 37217

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 my hand this 10th day of March, 2008.

Michael Pierce

Lisa Pierce

Davidson County DEEDWARR
Recvd: 03/12/08 08:03 2 pgs
Fees:13.00 Taxes:192.40

20080312-0024648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Pierce and wife, Lisa Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2008.

My Commission Expires: 11.22.10

Notary Public

