Davidson County DEEDWARR
Recvd: 10/10/08 15:47 3 pgs
Fees:18.00 Taxes:555.00

20081010-0102917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$150,000.00** (One Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of September, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Alan S. McCoy 8639 Old Charlotte Pike Nashville, TN 37143	Wachovia Mortgage, FSB 101 Greystone Blvd Columbia, SC 92210	112-00-0-059.00

WARRANTY DEED

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, I/WE, **ROY PATTON RAYMER, EXECUTOR FOR THE ESTATE OF MARSHALL LEE RAYMER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALAN S. MCCOY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1:

A parcel of land in the 9th Civil District of Davidson County, Tennessee on east side of the Charlotte Road and being a portion of a 36-acre tract of record in Book 931, page 217, Register's Office of Davidson County, Tenn. Surveyed by S. H. Hutchison August 15, 1956 as follows: Beginning at a point in center of the Charlotte Pike G.W. Parsleys north west corner, stake in line on east side of road; thence with meanders of Charlotte Road north 1 degree west striking Church of Christ lot at about 7 poles and Mrs. L. McBrides line at about 15 poles, in all 20 poles to a point in center of said road; thence south 42 degree 30' east 33.40 poles to a small hickory tree; thence south 53 degree 30' west 9.50 poles to a stake, 2 small hickorys and a Black locust, pointers in G.W. Parsleys line; thence with his line north 67 degree west 4.30 poles to a stake, 2 hickory pointers; thence with Parsleys line north 53 degree west 14 poles to point of beginning, containing 2.75 acres being the same more or less.

Being a part of the property contained in the 36-acre tract described according to a survey of S.P. Hutchinson made of said tract on April 26, 1948, and described in deed of trust from J.D. Gourley et ux, to Robert Lusk, Trustee, recorded in Book 1669, page 185, said Register's Office.

There is included in the above description, but to be excluded therefrom, the following:

Land in the 9th Civil District of Davidson County, Tennessee, on the east side of Charlotte Road, being part of the M.L. Raymer tract, described according to a survey by S.H. Hutchison, dated May 21, 1964, as follows:

Beginning at a point in the center of Charlotte Road, Sexton and Raymer's original corner; thence with the line between their properties south 42 degrees 30' east 204 feet to a stake in said line; thence leaving said line north 22 degrees west 142 feet to a point in the center line of Charlotte Road; thence with the center of said Road north 1 degree west 105.3 feet to the point of beginning, containing .33 of an acre, more or less.

RPR

LTSR Number:

GTE File: 2008

Tract 2:

A parcel of land in the 9th Civil District of Davidson County, Tennessee east and near the Charlotte Road, being a portion of the D.L. Sexton tract of record in Book 2069, Page 596, Register's Office for Davidson County, Tennessee.

Surveyed the 21st day of May, 1964, by S.H. Hutchison as follows:

Beginning at an Iron stake, D.L. Sexton and Johnson's Corner in M.L. Raymer's Line; thence with the original line between M.L. Raymer and D.L. Sexton, North 42 degree 30' West 122.8 feet to a stake in said line; thence leaving said line going South 72 degree east 140.5 feet to a stake in the Johnson line and a fence; thence with Johnson's line South 46 degree west 68.8 feet to a stake in the Johnson line to the point of beginning.

Containing .20 of an acre, being the same more or less..

Being the same property conveyed to Marshall Lee Raymer and wife, Leona Susie Raymer by Deed of record in Book Tract 1 2592, Page 221 recorded 8/28/1956 and Book 3875, page 956 recorded 4/1/1965, Register's Office for Davidson County, TN . Leona Susie Raymer having died on October 20, 2004, being survived by her spouse Marshall Lee Raymer having since died on March 19, 2008, the said Marshall Lee Raymer having since died testate. Pursuant to Last Will and Testament of Marshall Lee Raymer in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #: 08P-566 Order Approving Sale of Real Estate, authorized the Executor Roy Patton Raymer to execute document necessary to effectuate the closing of the sale of the said real property.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8639 OLD CHARLOTTE PIKE** **NASHVILLE,TN37143**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RPR

WITNESS, this 3rd day of September, 2008

Estate of Marshall Lee Raymer

BY: Roy Patton Raymer Ex
Roy Patton Raymer, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Roy Patton Raymer** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor** of **Estate of Marshall Lee Raymer**, and that as such **Executor** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by the said **Roy Patton Raymer** as such **Executor**.

Witness my hand and official seal on this the 3rd day of September, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

LTSR Number:

GTE File: 2008