Davidson County DEEDWARR
Recvd: 12/03/08 08:49 2 pgs
Fees:13.00 Taxes:1050.80
20081203-0117126

WARRANTY DEED	State of Tennessee) County of Davidson)	File in Box 14-A File No.: 21657-1
	The actual consideration or value, whichever is greater, for this transfer is **$284,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of December, 2008. Notary Public My Commission expires: 3/22/09 (AFFIX SEAL)	

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lou G. Rife **Gwen L. Rife**	**"New Owners"**	**173-09-0-A-218co**
7121 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael O. McCurry and wife, Carrie S. McCurry

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

Lou G. Rife and Gwen L. Rife, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 164 on the Plan of Lenox Village, Phase "B", a Planned Unit Development, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael O. McCurry and Carrie S. McCurry, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, dated July 23rd, 2004, of record in Instrument No. 20040728-0089879, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants, Conditions and Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (__) property, known as: **7121 Sunnywood Drive, Nashville, TN 37211**

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 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 **December, 2008.**

Michael O. McCurry

Carrie S. McCurry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael O. McCurry and Carrie S. McCurry,** the within named sellers, 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 **1st** day of **December, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.