Davidson County DEEDWARR
Recvd: 02/04/09 14:26 2 pgs
Fees:13.00 Taxes:462.50

20090204-0009622

Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~127,000.00~~ 125,000 9C

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 day of January, 2009.

Notary Public

Commission Expiration: 6-26-11

Notary Seal present, not certified to be reproduced.

Bill Garrett
Davidson County Register of Deeds

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Beverly McCoy and Talisa Wilson 816 Colfax Dr. Nashville, TN 37214	Beverly McCoy and Talisa Wilson 816 Colfax Dr. Nashville, TN 37214	096-140-03400

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, WE,

Dorothy T. Page NKA DOROTHY T. FOREHAND

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly McCoy and Talisa Wilson, as joint tenants with right of* 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:

*survivorship

Land in Davidson County, Tennessee, being Lot No.124 on the Plan of Twin Lake Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lowell Thomas Page and wife, Dorothy T. Page from Riverside Homes, Inc by deed dated 10/13/1955 filed for record on 10/18/1955 in Book 2454, page 225, in the Register's Office for Davidson County, Tennessee. Said property was further conveyed to Dorothy T. Page by final decree of divorce of record in Docket Number 32283 in the Fourth Circuit Court for Davidson County Tennessee. The said Dorothy T. Page married Charles Forehand and is now known as Dorothy T. Forehand. Charles Forehand died 02/14/2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **816 Colfax Dr. Nashville, TN 37214**

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 30 day of January, 2009.

Dorothy T. Page NKA Dorothy T. Forehand
Dorothy T. Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy T. Page**, 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 Nashville, Tennessee this 30 day of January, 2009.

Notary Public

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2008, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2008.

_____
Notary Public

Commission Expiration:

DT