WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090023520 DEEDWARR
Recvd: 04/08/09 13:59 2 pgs
Fees:13.00 Taxes:619.75

20090408-0032206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2009

Notary Public
My Commission expires: 5/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David R. McMullin	Same as new owner	072-12-0-320.00 and .214.00
1712 Litton Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Troy Lockamy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David R. McMullin, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 102 and 103 on the plan of Riverside Drive Subdivision, of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos 102 and 103 adjoin and front 100 feet on the south side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Troy Lockamy, from EMP Mortgage Corporation I, by deed on October 30, 2008, of record in Instrument Number 20081205-0118089, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 60 and 61, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4097, page 203, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1712 Litton Avenue, Nashville, TN 37216**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 April 2, 2009.

Troy Lockamy

Notary Seal present.
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Troy Lockamy** 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 Official Seal at office this April 2, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY