THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090087097 DEEDWARR
Recvd: 12/29/09 11:22 3 pgs
Fees:18.00 Taxes:592.00
20091229-0117875

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
MARK MCCRARY, et ux 1910 Riverwood Drive Nashville, Tennessee 37216	Regions Bank 2050 Parkway Office Circle RCN-6, Mail Code: ALBH40602B Birmingham, AL 35244	0720403300

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY COLE MCCRARY, an unmarried woman**, has this day bargained and sold, and does hereby transfer and convey unto the said **MARK MCCRARY and wife, ROBIN MCCRARY**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1 and 2, Section A, Happy Valley Subdivision, not of record, and described as follows:

Beginning at the southeast corner of 25-foot land which adjoins and runs along Cooper Lane and Riverwood Drive, formerly Williams Ferry Road; thence southerly along said 25-foot Lane, 184 feet to the northwest corner of Lot No. 20, Section B; thence easterly along the line between Lots 1 and 2, Section A, 20 and 21, Section B, 150 feet to the northwest corner of Lot 22, Section B; thence northerly along the line between Lots 2 and 3, Section A, 179 feet to the southerly margin of Riverwood Drive; thence westerly along said Drive, 150 feet to the point of beginning.

Being the same property conveyed to SHIRLEY COLE MCCRARY, by deed from KATHERINE JOAN COLE, HOWARD LANE COLE AND LARRY COLE, AS DEVISEES UNDER THE WILL OF EULA MAY COLE OF RECORD IN WILL BOOK 146, PAGE 493, PROBATE COURT CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, of record in Book 6369, Page 832, dated August 24, 1984, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $160,000.00.
Subscribed and sworn to before me,
this 22 of December, 2009. Affiant
My Commission Expires: 3/10/2012 Notary Public

JUDY CALLIS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is improved property located at 1910 Riverwood Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 22 day of December, 2009.

Shirley Cole McCrary

SHIRLEY COLE MCCRARY

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, Richard J. Thomas, a Notary Public in and for said County and State, **SHIRLEY COLE MCRARY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ft. Myers, Florida, this the 22 day of December, 2009.

NOTARY PUBLIC

My Commission Expires: _____

RICHARD J. THOMAS
MY COMMISSION # DD 788902
EXPIRES: May 14, 2012
Bonded by CNA Surety