WARRANTY DEED

ET-10-2029

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY Of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 04-17-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur C. Litchford	Mortgage Research Center, LLC	
515 McDonald Drive	2101 Chapel Plaze Ct, Ste 107	120-5-144.00
Nashville, TN 37217	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHNNEY D. BOUCHER AND WIFE, MARY H. BOUCHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARTHUR C. LITCHFORD AND WIFE, SUZANNE S. LITCHFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 446 on the Plan of Glengarry Park, Section IV, as of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee. Said lot No. 446 fronts 119.2 feet on the Northwesterly side of McDonald Drive and runs back 225.2 feet on the Northeasterly line and 250 feet on the Southwesterly line to a broken line measuring 130.4 feet thereon.

Being the same property conveyed to Johnney D. Boucher and wife, Mary H. Boucher by Warranty Deed from Hallmark Construction Company, a Tennessee Corporation, recorded on the 9th day of December 1960, in Deed Book 3163, Page 263, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 515 McDonald Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 9th day of November, 2010.

Johnney D. Boucher

Mary H. Boucher

BILL GARRETT, Davidson County
Trans: T20100071784 DEEDWARR
Recvd: 11/12/10 12:19 2 pgs
Fees: 13.00 Taxes: 610.50
20101112-0090752

STATE OF Tennessee

COUNTY OF Wilson

On this the 9th day of November 2010, before me personally appeared Johnney D. Boucher and Mary H. Boucher, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of November 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520