BILL GARRETT, Davidson County
Trans:T20100080374 DEEDWARR
Recvd: 12/21/10 15:46 2 pgs
Fees:13.00 Taxes:236.80
20101221-0101586

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

X John D. McCormick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2010.

Susan Frensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. McCormick etux 6040 Hagars Grove Pass Hermitage, TN 37076	New Owner	Map 98 Parcel 5

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,

Phillip A. Smith, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John D. McCormick and wife, Lois P. McCormick

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 situated in the Fourth Civil District of Davidson County, Tennessee.

Beginning at an iron pin located in the center of Earhart Pike, being the Clifford Graves southeast corner, thence south with the center of said pike 438 feet to an iron pin located in the center of said Pike, thence in a westerly direction 218 feet to an iron pin driven in the ground, thence north in a straight line 471 feet to an iron pin, being the Clifford Graves southwest corner, thence east with the Clifford Graves south boundary line to the beginning, containing 2.25 acres, more or less.

Being the same property conveyed to Bud Jenkins and wife, Vona Jenkins by Deed from M.P. Sullivan and wife, Helen Sullivan of record in Book 1577, Page 126, Register's Office for Davidson County, Tennessee. Property was then conveyed to R. V. Jenkins and Frances Helen Jenkins Jones by Quitclaim Deed from R. V. Jenkins, Frances Helen Jenkins Jones, Sheila Diane Jenkins Pryor, et vir, Bill Pryor, Sandra Denise Jenkins Beard, et vir, Billy Beard, Myrna Althea Parkhurst, et vir, Roy Parkhurst, and Raymond Ewing Jones, et ux, Martha Jones, being all of the heirs –at-law of Vona Estelle Wolfe Jenkins, the surviving widow of Bud Jenkins of record in Will Book 153, of the Probate Court for Davidson County, Tennessee, dated March 3, 1986 of record in Book 6793, Page 837, Register's Office for Davidson County, Tennessee. Property now vests in Phillip A. Smith, married, by Deed from R. V. Jenkins, unmarried, and Frances Helen Jenkins Jones, unmarried dated December 13, 2010 of record in Instrument Number 20101214-0099350, Register's Office for Davidson County, Tennessee.

Included in the above legal description but that expressly excluded from this conveyance is the following tract of land conveyed to Leonard D. Peek and wife, Bonnie S. Peek or Bonne Rae Peek of record in Book 2548, Page 89, Being situated in the 4th Civil District and described as follows:

Beginning at an iron pin located in the center of Earhart Pike being Clifford Graves southeast corner; thence with the center of said Pike south 3 degrees west 115 feet to an iron pin in the center of said Pike; thence north 78 degrees 20 minutes west 217.7 feet to an iron pin in M.P. Sullivan's east boundary line; thence north 3 minutes 20 degrees east 115 feet to the southwest corner of Clifford Graves property; thence south 78 degrees 20 minutes east 217 feet to the point of beginning. Being a part of the same property conveyed to Bud Jenkins and wife, Vona Jenkins by M.P. Sullivan, Et Ux, by deed of record in Book 1577, Page 126, Register's Office for said County

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3032 Earhart Road, Hermitage, Tn 37076**
(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 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(s) this 19 day of December, 2010.

Phillip A. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Phillip A. Smith, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076