20111007-

CONVEYANCE TAX PAID ON INSTRUMENT NO. 0078158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Elaine L Williamson
Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110062721 DEEDWARR
Recvd: 10/07/11 12:21 2 pgs
Fees: 12.00 Taxes: 0.00

20111007-0078159

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Davis, unmarried	SAME (NAME)	04315015800
655 North Main Street (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charlie LaRue , a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jack Davis, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBER 13 AND 14 IN BLOCK "A" OF THE ANDERSON SUBDIVISION ON OLD HICKORY BOULEVARD, MADISON, TENNESSEE, BY W.B. SOUTHGATE, SURVEYOR, AS OF RECORD IN BOOK 974, PAGES 36 AND 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLIE LARUE AND RICKY ROLLINS, AS JOINT TENANTS, BY DEED FROM ROGER L. NEWLAND OF RECORD BY INSTRUMENT NO. 20020501-0053265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE SAID RICKY ROLLINS HAVING SINCE DIED AND HIS ONE-HALF INTEREST BEING CONVEYED BY DAVID G. ROGERS, ATTORNEY FOR TRUSTEE OF BANKRUPTCY COURT, CASE 310-07526-MH-7 FOR THE MIDDLE DISTRICT OF TENNESSEE, NASHVILLE DIVISION OF RECORD BY INSTRUMENT NO. 20111007-0078158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Charlie Larue and Charlie LaRue being one and the same person.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1112 E. Old Hickory Boulevard, Madison, TN 37115
(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/our hand(s) this 6th day of October, 2011.

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of October, 2011.

Charlie LaRue

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie LarRue, a married man,the herein bargainor(s), with whom I am personally acquainted (or 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 and official seal, this the 6th day of October, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072