BILL GARRETT, Davidson County
Trans:T20120091900 DEEDWARR
Recvd: 12/03/12 10:49 2 pgs
Fees:13.00 Taxes:480.45

20121203-0110678

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$129,850.00** (One Hundred Twenty Nine Thousand Eight Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 28th day of November, 2012.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Wesley D. McClelland 5855 Old Clarksville Pike Joelton, TN 37080	F&M Bank 100 Bluegrass Commons #100 Hendersonville, TN 37075	02900006900

WARRANTY DEED

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, I/WE, **JERRY W. MCCOOL AND WIFE NANCY J. MCCOOL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WESLEY D. MCCLELLAND AND PATRICIA C. MCCLELLAND, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being in the 14th Civil District of said county, described according to a coy of a survey thereof made by William Collier Parrish, Associates, Civil Engineers, dated March 28, 1960, as follows:

Beginning at an iron stake by a large post in the southerly margin of the Old Clarksville Road, said point being 246.3 feet westerly from the westerly line of Tract No. 4 of the Charles P. Zimmerle Lands, of record in Plan Book 3, Page 26, Chancery Court, thence leaving said road and along a fence, south 28 degrees 15 ' west 356.2 feet to an iron stake in another fence; thence along the last mentiioned fence, north 59 degrees 30' west 120.5 feet to an iron stake; thence north 20 degrees 10 ' east 358.7 feet to a stake in a fence in the southerly margin of the Old Clarksville Road; thence with the margin of the same, south 63 degrees east 120.5 feet to the beginning.

Being the same property conveyed to Jerry W. McCool and wife, Nancy J. McCool by deed from Diana L. Murphy, unmarried of record in Book 9814, Page 197, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5855 OLD CLARKSVILLE PIKE** **JOELTON,TN37080**

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. 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.

LTSR Number: N.G.MC

GTE File: 2012

WITNESS, this 28th day of November, 2012

Jerry W. McCool

Nancy J. McCool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of November, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry W. McCool and Nancy J. McCool** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of November, 2012.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013