BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130062160 DEEDWARR
Recvd: 07/22/13 11:44 2 pgs
Fees:13.00 Taxes:388.50
20130722-0075477

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Donna A. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JULY, 2013.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. DELONG	BANK OF AMERICA HOME LOANS	150-01-0-051.00
(NAME)	(NAME)	
6089 LEE ROAD	7105 CORPORATE DRIVE	
(ADDRESS)	(ADDRESS)	
SMYRNA, TN 37167	PLANO, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONNA A. MCCOY AND H. C. MCCOY, SR. A/K/A HERBERT C. MCCOY, SR.** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. DELONG**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 230 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Plat Book 3600, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 230 fronts 84.82 feet on the south side of Mossdale Drive and runs back between lines, 161.13 feet on the easterly line and 209.21 feet on the westerly line, to a line in the rear on which it measures 81.09 feet.

Being the same property conveyed to H. C. MCCOY, SR. and wife, DONNA A. MCCOY, by deed from HENRY A. MCGUFFEY, JR. and wife, BETTIE R. MCGUFFEY, of record in Book 4944, page 813, dated August 23, 1975, Register's Office for Davidson County, Tennessee. Being further conveyed to DONNA A. MCCOY by deed from H. C. MCCOY SR. and wife, DONNA ANN MCCOY, of record as Instrument No. 20120827-0076917, dated August 27, 2012, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3600, page 82; Restrictive Covenants of record in Book 3818, page 728 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN ASSUMES REAL ESTATE TAXES FOR 2013.

See Affidavit of Attorney in Fact regarding Principal Herbert C. McCoy, Sr. being recorded simultaneously herewith as Instrument No. 20130722-0075476, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 2735 MOSSDALE DRIVE, NASHVILLE, TN 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 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.

Herbert C. McCoy Sr.
By Donna A. McCoy
Attorney in Fact

Witness our hands this 22nd day of July, 2013.

Donna A. McCoy
DONNA A. McCOY

For Herbert C. McCoy Sr.
HERBERT C. McCOY, SR.
BY: DONNA A. MCCOY, ATTORNEY IN FACT FOR HERBERT C. MCCOY, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna A. McCoy**, the 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 office this 22ND day of July, 2013.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA A. McCOY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **HERBERT C. McCOY, SR.**, and who acknowledged that they executed the same as the free act and deed of **HERBERT C. McCOY, SR.**

Witness my hand and official seal at office this 22ND day of July, 2013.

My commission expires: **May 5, 2015**.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public