Box 15 WTP

BOOK 9189 PAGE 770

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Donald McAteer Syntanna Rubah Tyler Omel Kimberly Omel 1508 Gartland Nashville, TN	Same	083-09-0-351.00

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Joseph R. Prochaska, Trustee of the 1508 Gartland Trust** ("Grantor") has bargained and sold, and hereby transfers and conveys to Donald McAteer (an unmarried person), Syntanna Rubach (an unmarried person), Tyler Omel (an unmarried person) and Kimberly Omel (an unmarried person) (hereinafter collectively and/or individually referred to as "Grantee"), their heirs, successors and assigns, a certain interest in land in Davidson County, Tennessee, generally described as 1508 Gartland, Nashville, Tennessee 37206, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE-RECORD BOOK 9249 PAGE 196

The actual consideration for this transfer is $64,900.00

Donald McAteer
Affiant

Subscribed and sworn to before me this 15th day of December, 1993.

W. Mitchell Cone
Notary Public
My Commission Expires: 9/22/97

W. MITCHELL CONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2. All matters of record encumbering the Property in any manner.

3. Subject to the rights of parties in possession of the Property.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

94 FEB 17 PM 3:19
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

17705
IDENTIF. & REFERENCE
RE-RECORD

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns against the lawful claims of all persons.

Executed this 13TH day of December, 1993.

1508 GARTLAND TRUST

By: _____
Joseph R. Prochaska, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE-RECORD BOOK 9249 PAGE 197

Before me, W. MITCHELL CONE, a Notary Public in and for said State and County aforesaid, personally appeared **JOSEPH R. PROCHASKA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **TRUSTEE** of the **1508 GARTLAND TRUST**, the within named bargainor, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

WITNESS my hand and seal at office, on this 15TH day of December, 1993.

W. MITCHELL CONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7/27/97

Exhibit A

The improved real property conveyed by this Warranty Deed is described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Lindsley's 29 acre tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 1508 Gartland Trust, Joseph R. Prochaska, Trustee, by quitclaim deed from Robert M. Miller and wife, Stella B. Miller, of record in Book 9084, page 491, Register's Office for Davidson County, Tennessee.

97692
IDENTIFICATION REFERENCE

93 DEC 16 PM 3:51
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SHEMER15\GARTRT\DOCS\MCATEER.DED

5542 02/14 0101 03CHECK 8.00

5064 12/16 0101 03CHECK 249.13