0440787

IDENTIF. & REFERENCE

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

MAIL ENV.

98 MAY 21 PM 1:35

BOOK 10941 PG 476

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JAMES K. SUGGS, JR., an unmarried person** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **DANA J. McGILL** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of May, 1998.

0344 05/21 0101 03CHECK 204.84

James K. Suggs Jr.
JAMES K. SUGGS, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **JAMES K. SUGGS, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal this 19th day of May, 1998.

Ginny L. Katrucka
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/18/2002

BOOK 10941 PG 477

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $51,850.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dana Farris
Affiant

Subscribed and sworn to before me this 19th day of May, 1998.

Mary K. Katrick
Notary Public

My Commission Expires: 3/18/2002

MAP AND PARCEL NUMBERS: Map 091 Group 11 Parcel 014.00

ADDRESS NEW OWNER:
Dana McGill
5402 Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
_____
_____
_____

STATE OF TENNESSEE

Exhibit "A"

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. 15 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Georgia Avenue at the corner of Lots 15 and 16; thence with the line between said lots, northwesterly 80.35 feet to the corner of Lot 17; thence with the line between Lots 15 and 17, northeasterly 52.8 feet to a corner of Lot 13; thence with the line between Lots 13 and 15, easterly 26 feet to a corner of Lot 14; thence with the line between Lots 14 and 15, southeasterly 77 feet to the northerly margin of Georgia Avenue; thence with margin of the same southwesterly 54.03 feet to the point of beginning.

Being the same property conveyed to James K. Suggs, Jr., unmarried by Warranty Deed, dated April 30, 1992 and recorded May 2, 1992, in Book 8618, page 774, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10941 PG 479

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51850.00
CON TX 191.84
PRFEE 1.00
WDEED 12.00
TOTAL 204.84
CHECK 204.84
05/21/98 01 13:36 0001 0344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1296320