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OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852661

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,475.00

Ann G. McGee AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF October, 19 98

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct # 003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO: GTC# 04-980370-04	MAP & PARCEL NUMBERS:
Ann G. McGee (NAME)	Guaranty Trust Co. (NAME)	75-7-243
300 Rachel's Ct. E. (ADDRESS)	P.O.Box 1218 (ADDRESS)	4D-91168
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130-1218 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 73,475.00-- cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, J. E. Ray, an unmarried person

9511 10/29 0101 03CHECK 282.86

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Ann G. McGee, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 12-B** on the plan of Zone Lot Division of Lots in **Rachel's Square, Section One**, as of record at **Book 6250, page 538 and 539** [revising the plan at Book 5200, page 622], all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9545 , page 332 , said Register's Office, and the description therein is the same as appears above.

This conveyance is subject to:

1. 1998 property taxes in the amount of $639.02. 1997 property taxes in the amount of $361.38, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 75-7-243; Field Book Number: 4D-91168; at the street address of 300 Rachels Ct. E., Hermitage, Tn 37076.

2. Declaration of Covenants, Conditions and Restrictions as of record at Book 6619, page 777, as amended at Book 6371, page 307, Book 8030, page 757, Book 9087, page 891 and Book 10278, page 34, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on the Plan of record at Book 6250, page 538 and 538 [revising the plan at Book 5200, page 622] said Register's Office.

Additional matters dealing with the P.U.D development and/or the Zero Lot Line configuration:

4. Utility services and party wall use in common with owners of attached and appurtenant improvements.

5. Rights of others in and to the common elements and/or areas.

XX( )
This is improved (X) property, known as 300 Rachel's Ct. E., Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of OCTOBER, 19 98.

J. E. Ray

J. E. Ray

98 OCT 29 PM 1:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0505523

PICK-UP

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. E. Ray, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 28th day of OCTOBER, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 73475.00
CON TX 271.86
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 282.86
CHECK 282.86

10/29/98 01 13:42 0001 9511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505523
IDENTIF. # REFERENCE

98 OCT 29 PM 1:42
L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364680