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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Russell Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 1999.

DAVIDSON COUNTY, TE

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Davis	GMAC Mortgage Corporation	85-11-49
(NAME)	(NAME)	
208 Myrick Drive	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PHYLLIS M. MCGHEE**, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL DAVIS AND WIFE, SUSAN DAVIS** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ■ property, known as 208 Myrick Drive, Nashville, TN 37214

(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 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.

Witness my/our hand(s) this 18th day of June, 1999.

Phyllis M. McGhee by Philip McGhee, Attorney in Fact

0602535
IDENTIF. & REFERENCE

99 JUN 22 AM 9:28

REGISTER
DAVIDSON COUNTY, TN.

MAIL TO:

2666 06/22 0101 03CHECK 385.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Phyllis M. McGhee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 18th day of June, 1999

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Philip McGhee, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Phyllis M. McGhee, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Phyllis M. McGhee. WITNESS my hand and Notarial Seal this 17th day of June, 1999.

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean L. McGhee and wife, Phyllis M. McGhee by deed from Delbert E. Riedesel and wife, Joan Marie Riedesel of record in Book 3705, page 83, Register's Office for Davidson County, Tennessee. The said Dean L. McGhee having since died January 8, 1997 and title vesting in Phyllis M. McGhee as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Philip McGhee executes this Warranty Deed for and on behalf of Phyllis M. McGhee pursuant to a Power of Attorney recorded simultaneously herewith.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0602535

IDENTIF. A REFERENCE

99 JUN 22 AM 9:28

CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 385.00
CHECK 385.00

06/22/99 01 09:32 0001 2666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481213