BOOK 11613 PAGE 803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Kelly J Campau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 1999

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Christina R. Magaddino and Frank A. Roe 907 New Due West Madison, TN 37115	Chase Manhattan Mortgage Corporation 210 25th Avenue N., Suite 1100 Nashville, TN 37201	051-01-0 055.0

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **THOMAS A. MCGRATH AND WIFE, ANITA G. MCGRATH**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CHRISTINA R. MAGADDINO AND FRANK A. ROE, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called Grantee, their 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. 81 on the Map of DUE WEST VALLEY ACRES, not of record, in the 11th Civil District of said County and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southerly margin of DUE WEST AVENUE (a/k/a New due West Avenue) at the corner of Lots Nos. 80 and 81; thence, with the line between said Lots, southwardly 500 feet to a point; thence eastwardly 100 feet to the corner of Lots No. 81 and 82; thence, with the line between said Lots, northwardly 500 feet to the southerly margin of Due West Avenue (a/k/a/ New Due West Avenue); thence, with said margin, westwardly 100 feet to the beginning.

Being the same property conveyed to Thomas A. McGrath, unmarried, by Deed from Billy H. Hughes, unmarried and Robbie J. Hughes, unmarried, of record in Book 7750, page 871, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7913, page 873, said Register's Office, Thomas A. McGrath conveyed his interest to Thomas A. McGrath and wife, Anita G. McGrath.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to easements of record in Book 7894, page 266 and Book 8131, page 915, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 907 New Due West, Madison, TN 37115.

06769
IDENTIF. ➔ REFERENCE
99 AUG 10 PM 1:17
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
239 08/10 0101 03CHECK 344.00

N21616

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 person 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 HAND 23rd day of July, 1999.

Thomas A. McGrath

Anita G. McGrath

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Thomas A. McGrath and wife, Anita G. McGrath, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 23rd day of July, 1999.

Notary Public

My commission expires: 8-5-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11513 PAGE 805

RECEIVED OF _____

FOR _____

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

0622635
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 1:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

08/10/99 01 13:16 0001 4289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502466