OLD REPUBLIC

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

ORT#: SV 3103146

Instr:200003160027162 Page: 1 OF 2
REC'D FOR REC 03/16/2000 2:25:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $643.80

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Katherine R. McKee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF MARCH, 2000.

NOTARY PUBLIC

My Commission expires: 10-25-2003

(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:	MAP & PARCEL NUMBERS:
James Matthew McGee etus (NAME)	NEW OWNERS AT SAME ADDRESS (NAME)	103-6-203
5629 Stoneway Trail (ADDRESS)	(ADDRESS)	8DA-57168
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $174,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Joseph W. Graham, Jr., joined by his spouse, Hila M. Graham

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

James Matthew McGee and wife, Katherine R. McGee

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. 26** on the plan of **Brookside Courts Addition No. 3** as of record at **Plat Book 1835, page 107**, Register's Office for said County, 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 Instrument Number **Book 10016, page 849**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Easement at Book 5302, page 222 and the limitations on said plan at Plat Book 1835, page 107 said Register's Office.

Hila M. Graham, spouse of the said grantor, Joseph W. Graham, Jr., joins herein to acknowledge she has no claim or interest in or to the above described property or the net proceeds from the sale thereof, and joins herein for the sole purpose of conveying any and all right, title, and/or interest she has in the herein described property as a result of her marital status with said grantor, but no further or otherwise, and she makes no warranties whatsoever.

POSSESSION AGREEMENT. Grantor and Grantee expressly understand and agree that Grantor has the right to possession, with full use and enjoyment as that term would apply to a lawfully vested lessee, until April 13, 2000. **Grantor will obtain own insurance coverages, and agrees to hold harmless and indemnify Grantor for any liability losses** and does not look to Grantee for any insurance coverages. Grantor agrees to leave the premises date of vacancy the same as it was date of contract and to leave the same in a broom-clean condition. Grantee has insurance for the improvements located on the real property herein described.

~~unimproved~~ ( )
This is improved (XX) property, known as 5629 Stoneway Trail, Nashville, TN 37209
(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 15th day of MARCH, ~~19~~ 2000.

Joseph W. Graham, Jr.

Hila M. Graham

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 Joseph W. Graham, Jr. and wife Hila M. Graham, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 15th day of MARCH, ~~19~~ 2000

My Commission expires:
10-25-2003

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