RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200008110079721 Page: 1 OF 3
REC'D FOR REC 08/11/2000 10:41:02AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $229.40

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of August, 2000, by and between PAULINE W. McGEE, UNMARRIED, hereinafter called GRANTOR, and RODNEY N. KILLION, UNMARRIED, and STEPHEN FARMER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, PAULINE W. McGEE, UNMARRIED, GRANTOR, does hereby bargain, sell, transfer and convey unto RODNEY N. KILLION, UNMARRIED, and STEPHEN FARMER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1522 RIVERSIDE DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HERSELF and his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Pauline W McGee by attorney in fact

BY: Patricia McGee

PAULINE W. McGEE, Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **4th** day of **August, 2000** before me personally appeared PATRICIA McGEE, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAULINE W. McGEE, and acknowledged that he/she executed the same as the free act and deed of said PAULINE W. McGEE.

Witness my hand, at office, this **4th** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RODNEY N. KILLION, UNMARRIED, and STEPHEN FARMER, UNMARRIED
2122 Sanborn Dr.
Nashville, TN 37210

Property Address:

1522 RIVERSIDE DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-15, PARCEL 247

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$62,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Estes Subdivision, of record in Book 843, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the westerly side of Riverside Drive and runs back between lines 150 feet to a dead line and measures 44-1/4 feet thereon.

BEING the same property conveyed to ROY B. McGEE AND WIFE, PAULINE W. McGEE, by Warranty deed from ANNE WEST MILLS, of record in Book 5632, page 654, Register's Office for DAVIDSON County, Tennessee. The said Roy B. McGee having since died, the property vests by operation of law in his surviving spouse, PAULINE McGEE, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 72-15, PARCEL 247).

2. All matters as set forth on the Plan of record in Plat Book 843, page 39, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4116, page 592, and Book 4281, page 277, said Register's Office.