WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 10:17 2pgs
Fees:11.00 Taxes:270.10

20010402-0031165

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIANA Y. MCGEE (NAME)	UNION PLANTERS BANK, (NAME)	33-16-116
105 NELSON COURT WEST (ADDRESS)	7130 GOODLETT FARMS PARKWAY (ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (ZIP)	CORDOVA, TN 38018 (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, KAREN J. MCDOWELL, **UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANA Y. MCGEE, UNMARRIED

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 103-A, on the Plan of Zone Lot Division, Lots 100 through 111, SECTION 2, PRIMROSE MEADOWS, of record in Plat Book 6900, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to PEGGY A. SHERRILL AND HUSBAND, JAMES L. SHERRILL, by deed from Wallace W. Walp and wife, Ruth S. Walp, of record in Book 10155, page 629, Register's Office for DAVIDSON County, Tennessee. JAMES L. SHERRILL then conveyed his interest in said property to PEGGY A. SHERRILL, by Quitclaim Deed, of record in Book 10290, page 135, Register's Office for DAVIDSON County, Tennessee. PEGGY A. MCDOWELL (formerly PEGGY A. SHERRILL) then conveyed her interest in said property to KAREN J. MCDOWELL, by Quitclaim Deed, of record in Book 11315, page 173, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5039, page 481 and Book 7679, page 410, said Register's Office, and to the matters set forth in the above referenced plan of record.

This conveyance is subject to Plan of record in Plat Book 4860, page 105, amended in Book 5039, page 866 and Book 5711, page 866, Register's Office

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unimproved ( )
This is improved (X) property, known as 105 NELSON COURT WEST, MADISON, TN 37115
(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 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 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 hand this 29th day of March 2001

KAREN J. MCDOWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN J. MCDOWELL

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of March, 2001.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

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for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD