WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/01 17:50 2pgs
Fees:11.00 Taxes:494.69

20010702-0070112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,700.00

Donna Teague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of June, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dean B. McIntyre and Karen J. McIntyre	SunTrust Bank	Map 135-16-A
(NAME) 2501 Ravine Drive	(NAME) 1 Park Place, N.E.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Atlanta, GA 30303	Parcel 043.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marilyn W. Magee and husband, Melvin G. Talbert**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dean B. McIntyre and wife, Karen J. McIntyre** hereereinafter called the GRANTEE(S), 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. 59, on the Plan of Subdivision for tracts 8, 9, & 10 of Nashboro Village, as shown on the plat of record in Plat Book 5200, pages 186 through 189 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marilyn W. Magee by Warranty Deed from Beulah Land Farms, a Tennessee Partnership, of record in Book 7695, page 873, Register's Office of Davidson County, Tennessee. The said Marilyn W. Magee k/n/a Marilyn W. Magee Talbert.

Subject to restrictive covenants of record in Book 5465, page 661, Book 5469, page 840, and in Book 5588, page 429, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 5200, pages 186 through 189, said Register's Office.

This is unimproved ( )
improved(x) property, known as 2501 Ravine Drive Nashville TN 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 28th Day of June, 2001.

Marilyn W. Magee by June Newby Byrd, atty in fact
Marilyn W. Magee, by June Newby Byrd, her Attorney in Fact

Melvin G. Talbert by June Newby Byrd, atty in fact
Melvin G. Talbert, by June Newby Byrd, his Attorney in Fact

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared June Newby Byrd, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th Day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE **COUNTY OF Wilson**

On this the 29th day of September 2000, before me personally appeared **June Newby Byrd**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact for **Marilyn W. Magee Talbert and Melin G. Talbert**, and is authorized by him/her to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 29th day of June, 2001.

My Commission Expires:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 6, 2001