WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/01 08:24 1pgs
Fees:13.00 Taxes:703.00

20011129-0130429

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day November 2001

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie L.A. Coe Jr. and Sharonda N. Hudson	SAME	086-04-0 -B 050.00
(NAME) 301 Overridge Cove	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(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, **Kevin J. McGrath and wife, Traci McGrath**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sammie L.A. Coe Jr.,** married **and, Sharonda N. Hudson,** married 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:

Being Lot No. 107, on the plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the property conveyed to Kevin J. McGrath and wife, Traci McGrath by Deed from May Jo Thompson dated 3/31/00 and recorded 4/20/00 in Inst# 200004200039499, Register's Office for Davidson County Tennessee.

unimproved
This is improved ■ property, known as 301 Overridge Cove, Hermitage, TN 37076

(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 our/my hands this 11/21/01.

Kevin J. McGrath

Traci M. McGrath

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Kevin J. McGrath and Traci M. McGrath and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 11/21/01.

Commission expires:
5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public