Realty 48A

Davidson County DEEDWARR
Recvd: 05/31/02 12:50 2pgs
Fees:13.00 Taxes:656.75

20020531-0066117

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

NOTARY PUBLIC AT LARGE

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Donald Magee
Affiant

Subscribed and sworn to before me, this 24th day of May, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Magee	1st Trust Bank For Savings	142-09-0-D
8547 Sawyer Brown Road	P.O. Box 17257	197.00CO
Nashville, TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Conklin and wife, Johanna Conklin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Magee and wife, Emma Lou Magee, hereinafter called the Grantees, their successors 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 Unit No. 8547, together with carport designated 8547-C, on the Plan of River Plantation, Section Ten, Phase II-B, a condominium, of record in Book 9700, Pages 27 & 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Conklin and wife, Johanna Conklin by deed from William N. Scott and wife, Jean S. Scott, of record in Book 11677, Page 535, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8547 Sawyer Brown Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of May, 2002.

John Conklin

Johanna Conklin

STATE OF NEW JERSEY
COUNTY OF Morris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Conklin and Johanna Conklin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Randolph, NJ, this 24th day of May, 2002.

Notary Public

My Commission expires: 8/29/05

PHILLIP BERTOLINO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 29, 2005