This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Philip M. McGhee and Shirley McGhee
725 North Greenhill Road
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-15
PARCEL 22
BH-00610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph E. Hobbs, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Philip M. McGhee and wife, Shirley McGhee, as tenants by the entirety, 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:

BEGINNING at an iron pin in the south margin of Craighead Avenue 475 feet east of the easterly right-of-way of the L & N Railroad, said point being 200 feet east of the southeast corner of Craighead Avenue and McKeand Avenue as dedicated by instrument of record in Book 963, Page 700, said Register's Office, thence with the southerly margin of Craighead, S85°E, 75 feet; thence South 265 feet to point; thence West 75 feet to a point; thence North 265 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is property described as follows:

A parcel of land vested in the Metropolitan Government for Nashville/Davidson County, Tennessee, by decree of the Sixth Circuit Court of Davidson County, Tennessee, of record in Book 5105, Page 689, said Register's Office,

SAID Lot fronts 75 feet on the south margin of Craighead Street and runs back 3.87 feet on the west side and 2.68 feet on the east side and measures 75.03 feet on the rear line.

BEING the same property conveyed to Joseph E. Hobbs by deed from Varallo Foods, Inc., of record in Book 10947, Page 964, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/21/02 10:34 2pgs
Fees:13.00 Taxes:869.50
20020821-0101074

This is the same description as in previous deed of record. The Plan of record in Plat Book 843, page 100, said Register's Office. Taxes for 2002 have been pro-rated and assumed by Grantees.

This is improved property known as 483 Craighead Street, Nashville, TN 37204. Subject property has never been marital residence of grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip M. McGhee and wife, Shirley McGhee, their heirs and assigns, forever; and I, Joseph E. Hobbs, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

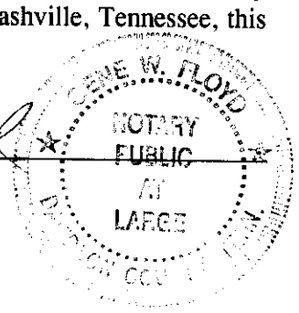
Witness our hands this the 19th day of August, 2002.

Joseph E. Hobbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph E. Hobbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 2002.

NOTARY PUBLIC



My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 235,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of August, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

