Davidson County DEEDWARR
Recvd: 10/16/02 11:48 2pgs
Fees:13.00 Taxes:203.50

20021016-0127174

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
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P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2002.

Notary Public

My Commission Expires: 10/2-5/03

Address New Owner As Follows:
Daniel P. McGrath and wife,
Patricia M. McGrath
1346 Pond Creek Road
Ashland City, TN 37015

Send Tax Bills To:
SAME

Map-Parcel Number:
117-3-B 124.00CO
7DA 80246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. IVEY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANIEL P. MCGRATH AND WIFE, PATRICIA M. MCGRATH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. H-13 in a Horizontal Property Regime, which is located on the revised plat of Villager Condominium, of record in Book 5200, page 154, said Register's Office, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Ivey by deed from Jimmy H. Watson, unmarried, of record in Book 7425, page 303, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 5434, page 665, as corrected in Book 5487, page 967, and By-Laws of record in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for said County.

4 Easement for right-of-way granted to State of Tennessee, of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Road, #H-13, Nashville, TN 37212.

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 I 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of August, 2002.

William J. Ivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM J. IVEY, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2002.

Notary Public

My Commission Expires: 10/25/03

