Box 44
Davis

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41689**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/03 15:34 2pgs
Fees:13.00 Taxes:532.80

20030228-0027100

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 144,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28th DAY OF FEBRUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: 10/25/07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PENNINGTON D. GRUBB et ux	Franklin American Mortgage	**142-15-79**
SHANNON D. GRUBB	501 Corporate Centre Drive	
540 Westgate Court	Suite 400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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 **I, LLOYD F. McGILL, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PENNINGTON D. GRUBB and wife, SHANNON D. GRUBB**

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:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Westward Winds of record in Book 3700, page 32, Register's Office for said County.

SAID Lot No. 15 fronts 46.27 feet on the easterly margin of Westgate Court and extends back 140.4 feet on the northwesterly line and 164.7 feet on the broken southerly line to a dead line in the rear, measuring 148.0 feet thereon.

BEING the same property conveyed to Lloyd F. McGill by deed from Catherine M. Goodmen, unmarried, of record in Instrument Number 20010116-0004647, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is **Improved (X)** property, known as **540 Westgate Court, Nashville, Tennessee 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 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 MY HAND THIS 28TH DAY OF FEBRUARY, 2003.

LLOYD F. McGILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LLOYD F. McGILL, An Unmarried Person, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 10/25/03