WARRANTY DEED

TERESA L. STRICKLAND
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires 1/17/07

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th Day of March, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reuben McGee	SAME	MAP 81-16-700
(NAME) 929 Warren St	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Julie Sergio, Trustee with Full Power**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Reuben McGee, married** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being the southerly 44-1/2 feet of Lot No. 15 on the Plan of Clement M. Holt's Property, as of record in Book 21, page 33, Register's Office for said County.

Said part of Lot No. 15 fronts 44 1/2 feet on the westerly side of Warren, formerly Holt Street, and runs back between parellel lines 138 feet to an alley.

Being the same property conveyed to Julie Sergio, Trustee by Warranty Deed To Trustee from George Wilson dated 12/11/2002 and filed in Book 20021218015602B, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 929 Warren St Nashville TN 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 13th Day of March, 2003.

Julie Sergio,

Davidson County DEEDWARR
Recvd: 03/18/03 15:15 2pgs
Fees:13.00 Taxes:38.18

20030318-0035909

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Julie Sergio, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th Day of March, 2003

Teresa Strickland

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

