Return to B-3433

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$59,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2003.

Notary Public

My commission expires: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven B. Garges	Wells Fargo Home Mtg	**129-15A-151.00.CO**
21 Vaughn's Gap Road, # J151	P.O. Box 10304	Davidson County DEEDWARR Recvd: 05/14/03 10:48 2pgs Fees:13.00 Taxes:218.30
Nashville, TN 37205	Des Moines, IA 50306-0304	20030514-0065334

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

George David McIntosh, III and Ann Elizabeth Sutphin fka Ann Elizabeth McIntosh and Matthew Thomas McIntosh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven B. Garges, an unmarried man

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 Unit No. 151 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27,, Section 101, et seq., as amended Tennessee Code annotated, and as established by a Master Deed, of record in Plat Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a complete and accurate description thereof.

Being the same property conveyed to Helen J. McIntosh, unmarried by deed from Cinthya K. Miley of record in Instrument No. 20000503-0044616, Register's Office for Davidson County, Tennessee. The said Helen J. McIntosh having since died, Ann Elizabeth McIntosh, George David McIntosh, III and Matthew Thomas McIntosh are appointed equal owners under the Last Will and Testament of Helen J. McIntosh.

The subject property was never used as the principal residence of George David McIntosh, III and Ann Elizabeth Sutphin fka Ann Elizabeth McIntosh and Matthew Thomas McIntosh

This is improved (__XX__) Unimproved (____) property, known as **21 Vaughn's Gap Road, # J151, Nashville, TN 37205**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of April, 2003.

George David McIntosh III by G. David McIntosh, Jr. as his attyin fact

George David McIntosh, III by G. David McIntosh, Jr. as his Attorney in fact

Ann Elizabeth Sutphin by G. David McIntosh, Jr. as her attyin fact

Ann Elizabeth Sutphin fka Ann Elizabeth McIntosh by G. David McIntosh, Jr. as her Attorney in fact

Matthew Thomas McIntosh by G. David McIntosh, Jr. as his attyin fact

Matthew Thomas McIntosh by G. David McIntosh, Jr. as his Attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **George David McIntosh, Jr. aka G. David McIntosh, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Matthew Thomas McIntosh and George David McIntosh, III and Ann Elizabeth Sutphin fka Ann Elizabeth McIntosh** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **George David McIntosh, III**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **30th** day of **April, 2003.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006