Davidson County DEEDWARR
Recvd: 06/02/03 11:59 2pgs
Fees:13.00 Taxes:758.50

20030602-0074587

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of May, 2003.

_____
Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Pereira
5605 Stoneway Trail
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 103-6, Parcel 207

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Geoffrey M. MacIntyre, married,** hereinafter referred to as Grantor, hereby transfers and conveys to **Jason K. Pereira and wife, Ann Pereira,** hereinafter referred to as Grantee, his 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. 45, on the Plan of Brookside Court Addition No. 3, of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Geoffrey M. MacIntyre by Warranty Deed from Kevin McGinn and wife, Cynthia Russell McGinn, of record in Instrument No. 20010122-0006419, Register's Office for Davidson County, Tennessee.

Sarah H. MacIntyre, wife of Geoffrey M. MacIntyre, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5605 Stoneway Trail , Nashville, Tennessee 37209.

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 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 the same is unencumbered, unless otherwise herein set out; 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 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 May, 2003.

X _____
Geoffrey M. MacIntyre

X _____
Sarah H. MacIntyre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geoffrey M. MacIntyre and Sarah H. MacIntyre, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2003.

_____
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005