Davidson County DEEDWARR
Recvd: 07/23/03 08:53 2pgs
Fees:13.00 Taxes:1894.40
20030723-0102837

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to:
W... ...y
155 Franklin Road, ... 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Richard D. McRae, III
3603 Sperry Avenue
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Trustmark National Bank, a National Banking Association
248 E. Capitol Street
Jackson, MS 39201

MAP	117
GROUP	5
PARCEL	45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Rankin, a single person** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Richard D. McRae, III and wife, Adrienne M. McRae, as joint tenants with right of surviviorship and not as tenants in common** 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, being Lot No. 35 on the plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 35 fronts 100 feet on the southerly side of Sperry Avenue, and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Michael L. Rankin, a single person by deed from Edna Newton Lightfoot, a widow of record in Instrument no. 20020226-0024405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 3603 Sperry Avenue, Nashville, Tennessee 37215.

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", its successors and assigns, forever, and, covenant with the said "GRANTEES" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "", further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 15th day of July, 2003.

Michael L. Rankin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael L. Rankin, a single 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF Colorado)
COUNTY OF Pitkin)

The actual value or consideration, whichever is greater, for this transfer is $512,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 4/14/2007