FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 13:17 2pgs
Fees:13.00 Taxes:432.70

20030829-0125872

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER/IS $ 116,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica R. Williams (NAME)	H & R Block Mortgage (NAME)	MAP 86-08-0
1441 Autumn Knoll (ADDRESS)	2110 New Market Pkwy. Ste. 200 (ADDRESS)	PARCEL 16
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, John Edward McNamee and wife, Tonga Lynn McNamee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica R. Williams, unmarried

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. 146 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee.

Said Lot No. 146, being a corner lot, fronts 48.35 feet on the northerly margin of Autumn Knoll and fronts 74.33 feet on the westerly margin of Andchel Drive, said frontages being joined by a curve measuring 33.84 feet; the northerly line of said lot extends back 90.93 feet and intersects the westerly line which measures 111.80 feet thereon.

BEING the same property conveyed to John Edward McNamee and wife, Tonga Lynn McNamee by deed from Randall Phillips Builders, Inc., of record in Book 6141, Page 273, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6056, Page 672, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 517 and 518, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1441 Autumn Knoll, Hermitage, TN 37076
(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 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 our hand s this 28th day of August, 20 03

John Edward McNamee

John Edward McNamee

Tonga Lynn McNamee

Tonga Lynn McNamee

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 John Edward McNamee and wife, Tonga Lynn McNamee

the bargainor s, 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 at Nashville, Tennessee, this 28th day of August 20 07.

Commission expires 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public