Davidson County DEEDWARR
Recvd: 02/02/04 10:45 2pgs
Fees:13.00 Taxes:407.00

20040202-0012312

WARRANTY DEED

ET-04-4900

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 04-16-07

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael John McGinley, unmarried	Prime Mortgage, USA	
(NAME)	(NAME)	
3051 Edgemont Drive	1811 N. Merdian St.	085-11-0-17.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Indianapolis, IN 46202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARJORIE A. MADDISON AND HUSBAND, JEFFREY W. MADDISON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL JOHN MCGINLEY, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Situate in Davidson County, Tennessee, being Lot No. 119 on the Plan of Stanford Country club Estates, of record in Book No. 2900, page 67, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Lot No. 119 fronts 88.72 feet on the Easterly side of Edgemont Drive and runs back between lines 185.75 feet on the Northerly side line and 165 feet on the Southerly side line to a dead line in the rear on wihich it measures 97 feet.

Being the same property conveyed to Marjorie A. Maddison and husband, Jeffrey W. Maddison, by deed from Marjorie A. Maddison, Daniel Pidek, Linda Homan, Laura Brown and Stephen Mitchell (being the devisees of the Last Will & Testament of W. Ross Mitchell), recorded December 5, 2000, as of record in Instrument Number 20001206-0119947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Convenants of record in Deed Book 5415, Page 571, Register's Office of said County.

unimproved ( )
This is improved (X) property, known as 3051 Edgemont Drive, Nashville, Tennessee 37214
(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 my/our hand(s) this 30th day of January, 2004.

Jeffrey W. Maddison by Dan Charleston atty in fact

Marjorie A. Maddison by Dan Charleston atty in fact

State of Tennessee
County of Wilson

On this 30th day of January 2004, before me personally appeared Jeffrey W. Maddison and Marjorie A. Maddison, by David Donaldson, as their Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey W. Maddison and Marjorie A. Maddison acknowledged that such person executed the same as the free act and deed of Jeffrey W. Maddison and Majorie A. Maddison.

David Donaldson and David A. Donaldson are one and the same person.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My commission expires: 04-16-07

