Davidson County DEEDWARR
Recvd: 02/05/04 13:16 2pgs
Fees:13.00 Taxes:388.50

20040205-0014301

WARRANTY DEED

G-UTC-04-3316

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Davis	National Bank of Commerce	
3316 White Pine Drive (ADDRESS)	PO Box 30046 (NAME) (ADDRESS)	108-8-33
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Durham, NC 27702-3046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALF A. MCGINNESS AND WIFE RUTH H. MCGINNESS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKE DAVIS AND WIFE DEANNA DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 191 on the Plan of Larchwood, Section Two, of record in Book 5200, Pages 57-59 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alf A. McGinness and wife, Ruth H. McGinness by Warranty Deed dated April 21, 1993 and filed for record on April 30, 1993 in Book 8931, Page 575, Register's Office for Davison County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, pages 57-59; Book 5479, page 443; Book 5681 page 532; Book 5688 page 696; Book 6011 page 130, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 3316 White Pine 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Alf A. McGinness

Ruth H. McGinness

STATE OF Tennessee

COUNTY OF Davidson

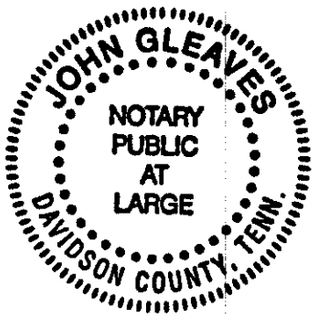
I, , a Notary Public of the County and State first above written, do hereby certify that Alf A. McGinness and wife Ruth H. McGinness personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of January, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903