Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 12:30 2pgs
Fees:13.00 Taxes:360.75

20040414-0041992

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Mark Allen McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2004

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Allen McGee (NAME)	~~Charles McKelvey~~ (NAME)	MAP 133-7
189 Wheeler Avenue (ADDRESS)	Same (ADDRESS)	PARCEL 220
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, David Pearce White, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Allen McGee and Tina Jean McGee

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:

Being Lot No. 2 on the Plan of Farley Heights as of record in Book 2083, page 50, Register's Office for said County.

Said Lot No. 2 fronts 150 feet on the southerly side of Wheeler Avenue and extends back 152.3 feet on the easterly line and 154.24 feet on the westerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to David Pearce White and wife, Doris Hyde White by deed from Joe Grubbs, Jr. and wife, Nancy C. Grubbs of record in Book 2302, page 233, Register's Office for Davidson County, TN. The said Doris Hyde White having since died and the property vested in David Pearce White by estate by the entireties.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4700, page 805, and to all matters shown on the plan of record in Book 2083, page 50, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 189 Wheeler Avenue, Nashville, TN 37211
(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 hand this 5th day of April 2004

David Pearce White

David Pearce White

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 David Pearce White

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY 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 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 _____.

My commission expires _____

_____
Notary Public