Davidson County DEEDWARR
Recvd: 05/12/04 08:38 2pgs
Fees:13.00 Taxes:427.35
20040512-0054470

JRV#04-00226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 115,500.00

Stacy J. McAnally
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeffrey B. McAnally and Stacy J. McAnally	Union Planters Bank	MAP:119
3003 Dobbs Ave	P. O. Box 2282	Parcel:14/90
Nashville, TN 37211	Memphis, TN 38101-2282	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK J. MACEK, IV AND WIFE, NOREEN L. NALLI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JEFFREY B. MCANALLY AND STACY J. MCANALLY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3003 Dobbs Ave, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of April, 2004.

Frank J. Macek IV
Frank J. Macek, IV,

Noreen L. Nalli by Frank J. Macek as Attorney in Fact
Noreen L. Nalli by Frank J. Macek
as Attorney in Fact

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 30th day of April, 2004, before me personally appeared Frank J. Macek, IV 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 Noreen L. Nalli and acknowledged that he executed the same as the free act and deed of said Noreen L. Nalli.

Witness my hand and official seal at Brentwood, Tennessee.

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Frank J. Macek, IV, the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 30th day of April, 2004.

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 18 of Block "A", on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Frank J. Macek, IV by Deed of record in Book 10090, Page 628, recorded 6/18/96, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Noreen L. Nalli is executing this deed solely to relinquish any marital interest she may have in the property by virtue of her marriage to Frank J. Macek, IV.

This instrument is being executed in behalf of Noreen L. Nalli pursuant to a power of attorney executed by the same on _____, and being filed for in Instrument # _____, Register's Office for Davidson County, Tennessee.

* 20040512-0054469