Davidson County DEEDWARR
Recvd: 05/14/04 12:58 2pgs
Fees:13.00 Taxes:441.23

20040514-0056894

WARRANTY DEED

JERRY W. MATTHEWS NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN. My Commission Expires OCT. 24, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,250.00

Julie Wilbanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2004

Notary Public ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~04/29/05~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tommy Cantrell	Abstract Mortgage Services	Map 096
2721 McKeige Drive	1005 8th Avenue South	Group 09-0
Nashville, TN 37214	Nashville, TN 37203	Parcel 109.00

FOR AND IN 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
Charles L. McIntyre and wife, Patricia Ann McIntyre, husband + wife
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tommy Cantrell, a single man
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. 46 on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for said County.

SAID Lot No. 46 begins at a point in the westerly margin of Wellman Drive at the corner of Lots 46 and 47; thence with the line between said lots, westerly 130.1 feet to a point in the east line of Lot No. 45; thence with the line between lots 45 and 46, northerly 117.00 feet to the south margin of McKeige Drive, thence with the margin of the same easterly curve, southeasterly 39.3 feet to the westerly margin of Wellman Drive, thence with the margin of the same, southerly 74 feet to the point of beginning.

Being the same property conveyed to Charles L. McIntyre and wife, Patricia Ann McIntyre, by Quitclaim Deed from Amanda McClendon, Trustee, of record in Instrument 20010601-0057350, said Register's Office. See also deed of record in Book 11324, Page 483, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2928, Page 445, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 18, said Register's Office; (3) Easement of record in Book 4712, Page 463, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2721 McKeige Drive, Nashville, TN 37214

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 hands this 11th day of May, 2004.

Charles L. McIntyre

Charles L. McIntyre

Patricia Ann McIntyre

Patricia Ann McIntyre

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 Charles L. McIntyre and wife, Patricia Ann McIntyre, 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 11th day of May, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.