Box 13 #7926

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22772-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,599,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires SEP[illegible]

Address New Owner:	**Send Tax Bills To:** New Owners	**Tax Information:**
Steven L. McNair Jonula M. McNair 2430 Bear Road Nashville, TN 37215	~~Community Bank~~ ~~5010 Hardy Street~~ ~~Hattiesburg, MS 39402~~	Map No.117-9 Parcel No. 57

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herbert A. Ligon and wife, Patricia H. Ligon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven L. McNair and wife, Jonula M. McNair** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2430 Bear Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of May, 2004.

Herbert A. Ligon

Patricia H. Ligon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Herbert A. Ligon and wife, Patricia H. Ligon**, 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, at office, this 14th day of May, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP[illegible]

Davidson County DEEDWARR
Recvd: 05/18/04 10:47 2pgs
Fees:13.00 Taxes:5916.30

20040518-0057975

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 Block 6 on the Plan of Woodmont Estates as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Herbert A. Ligon and wife, Patricia H. Ligon by deed dated May 10, 2001 from David C. Heusinkveld and wife, Regan A. Logan as an 82.71 percent undivided interest and Sandra E. Irvine, unmarried, as to an 17.29 percent undivided interest, of record in Instrument No. 20010514-0049395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes, which have been pro-rated and assumed by the Grantee;
2. Easement for telephone, light and pipe wires of record in Book 1153, page 688; and
3. All matters appearing on the Plan of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee.