Davidson County DEEDWARR
Recvd: 06/03/04 08:26 2pgs
Fees:13.00 Taxes:351.50

20040603-0064902

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Ste 101
Goodlettsville, TN. 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

DEBBIE WOODALL NOTARY PUBLIC AT LARGE My Commission Exp. Jan 26, 2006 DAVIDSON CO., TENNESSEE

Subscribed and sworn to before me, this 28th day of May, 2004

Notary Public
My commission expires: 11/26/05

08-0405-90278

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Katie Renee Macklin	Union Planters Mortgage	043-06
637 Anderson Lane	P.O. Box 2282	0-127.00
Madison TN 37115	Memphis, TN. 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Elrod and Raymond Underhill and Peggy Hudgins and Etta McEuen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katie Renee Macklin, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 51, on the recorded plan of Farview Subdivision, Section II, as of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 75 feet on the northerly side of Anderson Lane, and runs back 149 feet on the easterly line and 149.3 feet on the westerly line, to a dead line in the rear, and measures 75 feet thereon.

Being the same property conveyed to Raymond Underhill, Carolyn Elrod, Peggy Hudgins and Etta McEuen, with Pauline C. Underhill retaining a life estate, by deed from Pauline C. Underhill, dated February 23, 1996, recorded in Book 9956, page 391, Register's Office for Davidson County, Tennessee. The said Pauline C. Underhill, having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 637 Anderson Lane, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of May 2004.

Carolyn Elrod by Peggy Hudgins
Carolyn Elrod, by Peggy Hudgins, AIF of

Raymond Underhill
Raymond Underhill

Peggy Hudgins
Peggy Hudgins

Etta McEuen
Etta McEuen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond Underhill, Peggy Hudgins and Etta McEuen, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 28th day of May 2004.

Janelle J. McGuire
Janelle J. McGuire
State of Tennessee at Large

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires 11/26/05

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Peggy Hudgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Carolyn Elrod and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of May, 2004.

Janelle J. McGuire
Notary Public

My commission expires: 11/26/05

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN