Davidson County DEEDWARR
Recvd: 06/09/04 09:22 2pgs
Fees:13.00 Taxes:2042.40

20040609-0068030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 552,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2005

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN T. MCRAE	U.S. Bank N.A.	**132-9-9**
(NAME) **4409 LEALAND LANE**	(NAME) 1550 American Boulevard East Suite 440	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS) Bloomington, MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SERINA DAWN HAYS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. MCRAE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a tract of land near Glendale Park in the 7th (formerly 11th) Civil District of Davidson County, Tennessee, being out of the northeast corner of the 20 acre tract conveyed by James Compton and wife, to W. G. Hirsig by deed in the Register's Office for said County in Book No. 339, page 348, and described as follows;

Beginning in the center of a 40 foot road at a point 490 feet south of Glendale Park, running thence West at right angles 191 feet to a stake in Anderson's boundary line; thence at right angles South 101.7 feet to a stake; thence at right angles East 191 feet to the center of said road; thence North with center of said road 101.7 feet to the beginning and being a part of Lot No. 2 on the map of Glendale Park, as of record in Book No. 57, page 141, of the aforesaid Register's Office.

Being the same property conveyed to Serina Dawn Hays, unmarried, by deed from George V. Mecyssne and Victoria D. Mecyssne of record in Instrument Number 20020702-0079128, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property known as **4409 LEALAND LANE, NASHVILLE, TN 37204**
(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 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 2 day of **JUNE, 2004.**

Serina Dawn Hays

SERINA DAWN HAYS

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Serina Dawn Hays**, the bargainors, 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 Los Angeles, California this 2nd day of **June, 2004.**

My commission expires: April 10, 2007.

RITA RIOS
COMMISSION 1410234
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 10, 2007

Rita Rios

Notary Public