03

Kathy Tittle
98-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 07:52 2pgs
Fees:13.00 Taxes:431.05

20040726-0088682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
2nd DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Deakins, III (NAME)	1st Trust Bank for Savings (NAME)	MAP 147-15
520 Whispering Hills Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 94
Nsahville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND 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, Fred A. McGee and wife, Helen Hay McGee

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

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. 134 on the Plan of Whispering Hills, Sec. I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 134 fronts 173 feet on the easterly side of Whispering Hills Drive and runs back 250.3 feet on the northerly line and 150.9 feet on the southerly line to a dead line, which is a broken line, measuring 202.9 feet.

Being the same property conveyed to Fred A. McGee and wife, Helen Hay McGee by deed from Margaret I. McGee Jones of record in Book 3795, page 210, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2481, page 499, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, pages 82-84, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved (X) unimproved ( ) property, known as 520 Whispering Hills Drive, Nashville, TN 37211
(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 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 hand s this 2nd day of July, 2004

Fred A McGee
Fred A. McGee

Helen Hay McGee
Helen Hay McGee

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 Fred A. McGee and wife, Helen Hay McGee

the bargainor s, 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 2nd day of July 2004.

Commission expires 2-6-05

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF AT LARGE

Before me, a _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public