THIS INSTRUMENT PREPARED BY:

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303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 08/16/04 08:17 2pgs
Fees:13.00 Taxes:249.75
20040816-0098483

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph Oliver McGehee 208 Utley Dr. Goodlettsville, TN 37072	Same as New Owner	Map 18-7 Parcel 14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARIE W. BUTTERSWORTH a/k/a MARIE W. BUTTERWORTH, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSEPH OLIVER McGEHEE, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Connell Estates, Section 1, as of record in Plat Book 2900, page 15, Register's Office for Davison County, Tennessee.

BEGINNING on the southwesterly side of Utley Drive, at the common corner of Lots 53 and 54; thence with the line between said two lots, southwesterly 188.25 feet to a point; thence North 29 deg. 35 min. West 29.65 feet to a concrete monument; thence South 64 deg. 23 min. West 127 feet to an iron pin; thence North 25 deg. 37 min. West 25 feet to a concrete monument; thence North 39 deg. 53 min. East 278.45 feet to the southerly margin of Utley Drive; thence easterly 92 feet to the beginning.

BEING the same property conveyed to Marie W. Buttersworth by deed from Henrietta Hall Frensley, Randall L. Hall, Shirley H. Gaskell (Hall), Hobson Hall, Jr., Reba F. Pehlps (Hall) and Charles Henry Hall, Sr., individually and as Executor of the Estate of Louise T. Hall, of record in Book 5782 page 678, Register's Office for Davidson County, Tenenssee.

Marie W. Buttersworth is one and the same person as Marie W. Butterworth.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 208 Utley Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

THIS INSTRUMENT PREPARED UPON INFROMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE TO THE REAL PROPERTY.

1. Real Property Taxes for the year 2004 which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2900, page 15, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Marie W. Butterworth

MARIE W. BUTTERSWORTH a/k/a
MARIE W. BUTTERWORTH, a single woman

"GRANTEES"

JOSEPH OLIVER McGEHEE, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIE W. BUTTERSWORTH a/k/a MARIE W. BUTTERWORTH and JOSEPH OLIVER McGEHEE, 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 the 1st day of August, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Affiant

Sworn to and subscribed before me, this the 1st day of August, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005