Davidson County DEEDWARR
Recvd: 09/16/04 14:17 2pgs
Fees:13.00 Taxes:664.15

20040916-0111797

SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$179~~,500.00 Affiant Subscribed and sworn to before me, this 31st DAY OF August, 2004. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/22/05
WARRANTY DEED P-BP-04-7531	
THIS INSTRUMENT WAS PREPARED BY Prestige Title, LLC 1800 Mallory Lane, Ste. A Brentwood, TN 37027	

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan McGhee	Owner (NAME)	
7531 Dove Valley Dr (ADDRESS)	(ADDRESS)	141-6-A-71.00CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HENRY B. JOHNSTON AND KATHRYN JOHNSTON, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JONATHAN MCGHEE AND WIFE, Cynthia ~~CINDY~~ MCGHEE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Poplar Ridge, Section Six, a Planned Unit Developement, of record in Book 9700, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry B. Johnson and Kathryn Johnston, husband and wife, by Deed from Frances Ann Heflin, dated July 27, 2001, of record in Instrument No. 20010801-0081558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7531 Dove Valley Dr, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty 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 my/our hand(s) this 31st day of August, 2004.

Henry B. Johnston

Kathryn Johnston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Henry B. Johnston and Kathryn Johnston, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2004.

My Commission Expires: 1/24/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of August, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800