Prepared by and Recording Requested by:
Gaines & Associates PLLC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Tax Parcel # 169.00 CO

Davidson County DEEDWARR
Recvd: 10/05/04 13:28 2pgs
Fees:12.00 Taxes:0.00
20041005-0119802

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
JOHN HOWARD MCHANEY and	*	John H. McHaney
AMY BOWEN MCHANEY,	*	Amy Bowen McHaney
Trustees of the JOHN HOWARD MCHANEY	*	2108 Golf Club Lane
REVOCABLE LIVING TRUST	*	Nashville, TN 37215
2108 Golf Club Lane	*	
Nashville, TN 37215	*	

The GRANTORS, **JOHN H. MCHANEY and wife, AMY BOWEN MCHANEY,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

JOHN HOWARD MCHANEY and AMY BOWEN MCHANEY, Trustees of the JOHN HOWARD MCHANEY REVOCABLE LIVING TRUST, dated September 24, 2004.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Revision of Parcels 167, 168, 169, 170, and 171 on the Plan of Gloucester Square, a Cooperative Corporation of record in Plat Book 4300, page 172, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to husband and wife by Warranty Deed of record in Book 10354, Page 83, in the Register's Office of Davidson County, Tennessee. AMY BOWEN MCHANEY joins in this conveyance to relinquish any and all marital rights he may have in said property. This conveyance will sever our relationship as tenants by the entireties.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

Together with, access easement between the premises and public rights of way are shown on the recorded Plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee by this conveyance to be used and enjoyed by the Grantee, guests, invitors, heirs, successors and assigns.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 24th day of September, 2004, by the undersigned.

JOHN H. MCHANEY

AMY BOWEN MCHANEY

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JOHN H. MCHANEY to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of September, 2004.

NOTARY PUBLIC My Commission Expires:

KATINA H. GAINES NOTARY PUBLIC AT LARGE SHELBY CO., TN My Comm. Exp. 10-16-2007

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared AMY BOWEN MCHANEY to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of September, 2004.

NOTARY PUBLIC My Commission Expires:

KATINA H. GAINES NOTARY PUBLIC AT LARGE SHELBY CO., TN My Comm. Exp. 10-16-2007

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. '67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 24th day of September, 2004.

NOTARY PUBLIC My Commission Expires:

KATINA H. GAINES NOTARY PUBLIC AT LARGE SHELBY CO., TN My Comm. Exp. 10-16-2007