Davidson County DEEDWARR
Recvd: 11/23/04 13:44 2pgs
Fees:13.00 Taxes:59.20

20041123-0140417

File # 196/Return to:
Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lydia A. Hubbell and Kathleen C. McGee	**(NEW OWNERS)**	**Map 93-16-**
c/o 5233 Greenleaf Dr		**Parcel 219**
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Wayne Morrow, married (The "Grantor")** has bargained and sold, and by these presents does transfer and convey unto **Lydia A. Hubbell, unmarried a 50% undivided interest and Kathleen C. McGee, married a 50% undivided interest (The "Grantees")**, their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Maury and Claibornes Addition to South Nashville, as of record in Book 21, pages 84 and 85, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being all of Tract V conveyed to Wayne Morrow by warranty deed from Volunteer Construction Co., LLC of record in Instrument No. 20040610-0068684, said Register's Office.

This description is the same as was used in the last deed of record.

This is investment property and never has been the primary residence of Grantor.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 21, pages 84 and 85, said Register's Office.**

This is improved property commonly known as 58 Robertson Street, Nashville, TN 37210.

KM

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $16,000.00.

Kathleen C. McGee
Affiant

Subscribed and sworn to before me this 22nd day of November, 2004.

Judy Painter-Rose
Notary Public:

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007
My Commission Expires: _____

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of November, 2004.

Wayne Morrow
Wayne Morrow

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Morrow, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 22nd day of November, 2004.

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007
My Commission Expires:_____