State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

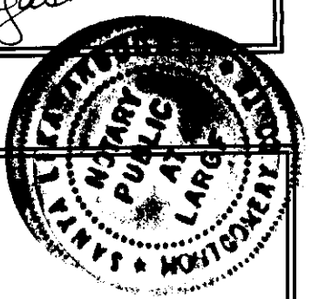
Subscribed and sworn to before me, this 23rd day of December, 2004.

Susan Dillard
Affiant

My Commission Expires:
4.11.05

Tanya Lisa Averyast
Notary Public

File No. N13843



WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Henry E. McGee		NAME: Henry E. McGee	
STREET ADDRESS: 1715 17th Avenue North		STREET ADDRESS: 1715 17th Avenue North	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37208		ZIP CODE: 37208	
MAP & PARCEL NO.: 081-11-0/181.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Frank Sanders, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Henry E. McGee, a married man

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being a part of the northerly half of the easterly part of Lot No. 394 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called "The Addition to the Town of McGavock", as of record in Book 21, at Page 41, Register's Office for Davidson County, Tennessee.

The said part of Lot No. 394 begins in the westerly margin of James Street, now 17th Avenue North, at the northeasterly corner of said Lot No. 394 and extends southerly with 17th Avenue 50 feet and extends back westerly between parallel lines and with the dividing line between said lot No. 394 and Lot No. 395 100 feet.

BEING the same property conveyed to Frank Sanders and wife, Annie L. Sanders by Warranty Deed from Marion Martin and wife, Lorene Freeman Martin, dated 03/24/53, recorded 03/24/53, in Book 2139, Page 473, Davidson County, Tennessee. THE SAID ANNIE L. SANDERS NOW BEING DECEASED.

This is improved property known as 1715 17th Avenue North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of December, 2004.

Frank Sanders

Davidson County DEEDWARR
Recvd: 01/06/05 15:18 2 pgs
Fees:13.00 Taxes:247.90

20050106-0002517

State of Tennessee
County of Davidson } ss

On this the 23rd day of December, 2004, before me, the undersigned Notary Public, personally appeared **Frank Sanders**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 4.11.05

WARRANTY DEED