Davidson County DEEDWARR
Recvd: 01/11/05 12:33 2 pgs
Fees:13.00 Taxes:471.75

20050111-0004083

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Anna Campbell 1025 McMahan Avenue Nashville TN 37216	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel No.
061-11-0-083.00

The actual consideration or value, whichever is greater for this transfer is $127,500.00

Anna Campbell
Affiant

Subscribed and sworn to before me on the 7th day of December, 2004.

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 05-30-07
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Dan F. Towe and wife, Sheila K. Towe, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Anna Campbell, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of I. C. McMahan's Subdivision of Maplewood Lands, as of record in Plat Book 547, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dan F. Towe and wife, Sheila K. Towe by deed from Christine E. Towe, widow, dated April 8, 1987 and filed for record in Book 7198, page 681, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1025 McMahan Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 7th day of December, 2004.

Dan F. Towe

Sheila K. Towe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Dan F. Towe and Sheila K. Towe, 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 and official seal at Madison, Tennessee this the 7th day of December, 2004.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires: