File Box 8

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/05 16:03 2 pgs
Fees:13.00 Taxes:999.00

20050307-0024968

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2005.

Notary Public

My commission expires:_____ (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Trey McGee**<br>**Jennifer McGee** | **Citizens National Bank** | **Map 132-01, Parcel 099** |
| **4045 Russellwood Drive** | **201 W. Main Street** | |
| **Nashville, TN 37204** | **Henderson, Texas 75652** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Thomas Larry Edmondson, Jr. and Dana Edmondson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Trey McGee and Jennifer McGee, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 93, on the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Thomas Larry Edmondson, Jr. and wife, Dana Edmondson, by Deed from Norman Drake Clarke, Jr., and unmarried person, Devisee under The Last Will and Testament of Jeanne Brumit Clarke, sole heir at law of Edwina M. Brumit, of record in Instrument No. 200003200028278, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: Taxes for 2005, and subsequent years; the Plan, with Owner's Certificate of record in Book 1424, Pages 98 and 99, said Register's Office, which Plan shows a 40 foot minimum building setback line from Russellwood drive and a 60 foot minimum setback line from Greerland Drive and a 10 foot easement for public utility purposes along the northerly line(s).**

This is Improved (_X__) Unimproved (____) property, known as: **4045 Russellwood Drive, Nashville, TN 37204**

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 convenant 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 **4th** day of **March, 2005.**

Thomas Larry Edmondson Jr.
**Thomas Larry Edmondson, Jr.**

Dana Edmondson
**Dana Edmondson**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Larry Edmondson, Jr. and Dana Edmondson Edmondson, husband and wife,** the bargainor, 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 Nashville, Tennessee, this **4th** day of **March, 2005.**

**Notary Public**

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 11-19-08