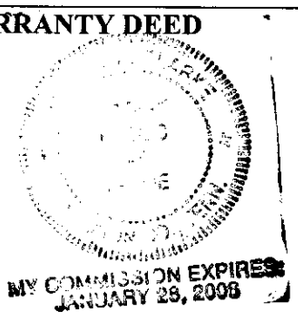
Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214

RECORD

WARRANTY DEED



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2005.

Notary Public

My commission expires: 1-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan Magee **Donna Corlew**	**SAME**	**081-12-305.00**
1506 10th Avenue North		
Nashville, TN 37208		

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

Michael Ganaway

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

Nathan Magee and Donna Corlew , both unmarried

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. 247, in McGavock, Wetmore and Others' First Addition to Nashville, called the "Town of McGavock", a plan of which is of record in Book 21, page 23, Registrar's Office of said County.

Said Lot No. 247 fronts 50' on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150' to an alley.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 21, page 23 for said county.

Being the same property conveyed to Michael Ganaway, by Quitclaim Deed from Claude Humphrey, dated 09/27/04, and Sandra Humphrey dated 10/18/04 of record in Instrument No. 20041019-0125821, Register's Office for Davidson County, TN.

Also being the same property conveyed to Michael Ganaway, by Quitclaim deed from Claude Humphrey and wife, Sandra Humphrey, dated 02/19/05, of record in Instrument #20050318-0029904, Register's Office for Davidson County, TN.

This is improved (__X_) Unimproved (____) property, known as **1506 10th Avenue North, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **14th** day of **March, 2005.**

Michael Ganaway
Michael Ganaway

Davidson County DEEDWARR
Recvd: 03/18/05 10:45 2 pgs
Fees:13.00 Taxes:499.50

20050318-0029905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael Ganaway,** the within named sellers, 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, ~~at office~~, this **14th** day of **March, 2005.**

_____
Notary Public

My Commission Expires:_____

