27-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

CHARLES A. SULLIVAN JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

G-BB-05-4928

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Johnson	Homecomings Financial Network (NAME)	
1200 Deerhaven Ct. ~~4928 Deerhaven Drive~~ (ADDRESS)	2101 Rexford Suite 168W (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte NC 28211 (CITY) (STATE) (ZIP)	165-14-0 112.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAUDIA A. MCGEE F/K/A CLAUDIA CROWLEY AND HUSBAND, THOMAS P. MCGEE, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YVONNE T. JOHNSON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 105 on the Plan of Peppertree Forest, Section 12, of record in Plat Book 8250, page 80, 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 CLAUDIA CROWLEY AND THOMAS CROWLEY, HUSBAND AND WIFE BY QUITCLAIM DEED FROM CLAUDIA A. COOK RECORDED FEBRUARY 24, 2003 IN INSTRUMENT NO. 20030224-0023855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Said Thomas Crowley having since died leaving Claudia Crowley as surviving tenant by the entirety. Said Claudia Crowley having since married Thomas P. McGee, Jr. and is now known as Claudia A. McGee. Said Thomas P. McGee joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 8250, page 80 and Book 8531, page 496, in the Register's Office, Davidson County, Tenneesse.

unimproved ( )
This is improved (X) property, known as 1200 Deerhaven Ct. ~~4928 Deerhaven Drive~~ Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 April, 2005.

Claudia A. McGee

Claudia A. McGee

Thomas P. McGee, Jr.

Thomas P. McGee, Jr.

Davidson County DEEDWARR
Recvd: 04/19/05 08:44 2 pgs
Fees:13.00 Taxes:391.83

20050419-0043203

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudia A. McGee and Thomas P. McGee, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903