20651

(1) Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $353,000.00.

Affiant

Subscribed and sworn to me on April 22, 2005.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/25/05 13:53 2 pg
Fees:13.00 Taxes:1306.10
20050425-0045742

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20681SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel George McGugin Jennifer Simmons McGugin 106 Lincoln Court Nashville, TN 37205	JPMorgan Chase Bank NA P.O. Box 47020 Doraville, GA 30362	116-13-119

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark B. Dillard and wife, Alissa Dillard, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Daniel George McGugin and wife, Jennifer Simmons McGugin, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 of Block 1 on the Plan of The Courts of Belle Meade of record in Book 547, page 141, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Mark B. Dillard and Alissa Godfrey, as joint tenants with the right of survivorship, by Deed from Keith J. Vandergriend and spouse, Cindy L. Vandergriend, of record in Book 11663, page 169, in the Register's Office for Davidson County, Tennessee. Mark B. Dillard and Alissa Godfrey have since married, and she is now known as Alissa Dillard.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 547, page 141, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 106 Lincoln Court, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 22, 2005.

Mark B. Dillard

Alissa Dillard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 22, 2005, before me personally appeared Mark B. Dillard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 22, 2005.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 22, 2005, before me personally appeared Alissa Dillard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 22, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STEPHANIE G. PORTER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY