File No. 250401059

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 10:39 2 pgs
Fees:13.00 Taxes:338.55
20050503-0049079

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Betty Jean McWhirter-McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY 2005

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Jean McWhirter-McGee	Argent Mortgage Company, LLC	Map 072-04-0
(NAME)	(NAME)	
1070 Glastonberry Drive	P.O. Box 11056	Parcel 079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Orange, CA 92856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I G.W. Holder, III, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betty Jean McWhirter-McGee, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 2, on the Plan of Shadowlawn Subdivision, as shown by plat appearing of record in Plat Book 1130, Page 84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles Petty and his wife, Karyn Petty by Warranty Deed dated April 29, 1999 of record in Book 11462, Page 18, being further conveyed to GMAC Mortgage by Trustee's Deed dated May 19, 2004 of record in Instrument No. 20040603-0065059, and being further conveyed to G. W. Holder, III by Special Warranty Deed dated August 3, 2004 of record in Instrument No. 20040809-0095573, Register's Office for Davidson County, Tennessee.

All matters shown on plat of record in Plat Book 1130, Page 84, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ property, known as 1506 Norvel Avenue, Nashville, TN 37216
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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, her 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 2nd day of May 2005

G. W. Holder, III
By:
George W. Holder Jr., Attorney in Fact

STATE OF Tennessee

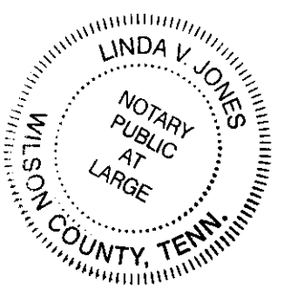
COUNTY OF Davidson

On this 2nd day of May 2005, before me personally appeared George Holder Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of G. W. Holder, III and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20040610-0068770, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 2nd day of May 2005.

Notary Public
My Commission Expires: 7-23-05

(SEAL)



File Number: 250401059

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076