Davidson County DEEDWARR
Recvd: 06/28/05 12:55 1 pg
Fees:13.00 Taxes:125.06

20050628-0074280

WARRANTY DEED

BW-20050148

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF June, 2005.

(Affix Seal) Notary Public
My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew McTaggart and wife, Diane McTaggart	SAME	147-03-0-B 140.00
1152 Allen Road		
Murfreesboro, TN 37129		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARY T. GRAHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW MCTAGGART AND WIFE, DIANE MCTAGGART, 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 in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. B-6 on the Plan of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209 and in Instrument #20010924-0103170, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Play of Southern Hills Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Mary T. Graham, unmarried from Ray Elrod and Marilyn Elrod by Warranty Deed dated April 11, 2002 and recorded April 22, 2002 in Instrument #20020422-0049504, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 370 Wallace Road, Unit B-6, Nashville, Tennessee 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of June, 2005:

Mary T. Graham
Mary T. Graham

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named MARY T. GRAHAM, UNMARRIED, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 15th day of June, 2005.

April G. Nichols
Notary Public

My Commission Expires: 6-26-07