THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/05/05 16:00 2 pgs
Fees:13.00 Taxes:850.26
20050705-0077047

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 62-13/95

The actual consideration or value, whichever is greater, for this transfer is $229,800.00.

Affiant

Subscribed and sworn to before me this the 30thday of June, 2005.

My Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:

Robert G. Dorris - Action Bolt & Screw
(Name)
P.O. Box 60569
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

Same
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Thomas E. McGettigan, III and Roxanne M. McGettigan, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Robert G. Dorris, unmarried,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 29 on the Map of George I. Waddey's Riverbluff Subdivision of the W. M. Morgan 18.25 acre tract, as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. McGettigan, III by Deed dated October 13, 1993 and recorded of record in Book 9116, page 118, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 4116 Moss Rose Drive, Nashville, TN 37216.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 30th day of June, 2005.

Thomas E. McGettigan by Michael B. McKee his Attorney-In-Fact

Roxanne M. McGettigan by Michael B. McKee his Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Michael B. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Attorney-In-Fact for Thomas E. McGettigan, III and Roxanne M. McGettigan and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Thomas E. McGettigan, III and Roxanne M. McGettigan, the barganiors, by the said Michael B. McKee, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of June, 2005.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

[redacted]

Y:\jking\Warranty Deed - McGettigan 3836.doc

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

05TN04464