Davidson County DEEDWARR
Recvd: 07/08/05 10:14 2 pgs
Fees:13.00 Taxes:1087.87

20050708-0079066

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,020.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-RE-05-0212

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine McGill	NEW OWNER (NAME)	
212 Newton Nook (ADDRESS)	(ADDRESS)	172.13-0A-43.00 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHRISTOPHER CONDER AND WIFE, JENNIFER CONDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE MCGILL, 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:

Being Lot No. 112 on the Plan of Section One, Williams Grove, as of record in Plat Book 9700, pages 580-582, 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 Christopher Conder and wife, Jennifer Conder by deed from Pulte Homes Tennessee, limited partnership, dated April 30, 1999 and filed of record in Book 11472, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 212 Newton Nook, Brentwood, Tennessee 37027
(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 29th day of June, 2005.

Christopher Conder

Jennifer Conder

STATE OF Tennessee

COUNTY OF Davidson

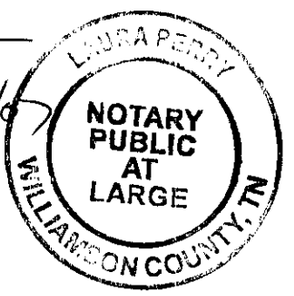
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Christopher Conder and wife, Jennifer Conder personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of June, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959