STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Russell A. George
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2005.

Notary Public
MY COMMISSION EXPIRES 3/25/06
File No. G55361DR

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Russell A. George, a single man (NAME)	Regions Bank d/b/a Regions Mortgage	25-4-3
202 Moncrief Avenue (STREET ADDRESS	(NAME)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	7130 Goodlett Farms Parkway (STREET ADDRESS)	
	Cordova, TN 38016 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/04/05 14:05 3 pg:
Fees:18.00 Taxes:517.63
20050804-0091881

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald L. George, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell A. George, a single man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 202 Moncrief Avenue, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 July, 2005.

Donald L. George

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donald L. George, a single man, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/25/06

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

A tract of land in the city of Goodlettsville, Tennessee, formerly the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by Harvey Gee, Surveyor, April 29, 1959, as follows;

BEGINNING on the southerly margin of Moncrief Avenue at the Northeast corner of the property conveyed to W.H. Stephens, Et Ux, by deed from T.L. Hurcastle, Et Ux, of record in Book 774, page 449, Register's office for said County; thence along said margin N. 87 deg. East 95.0 feet to a point, being the N.W. corner of the property conveyed to Bobby Meadows, Et Ux, by deed from H. N. Lampley Et Ux, of record in Book 2991, page 173, said Register's Office; thence along Meadow's west line S. 3 deg. East 147.7 feet to a point; thence S. 75 deg. 55 minutes West 42.0 feet to a point in said Stephens' East line; thence N. 22 deg. 6 minutes West 164.8 feet to the point of beginning.

Being the same property conveyed to Donald L. George and Mary Jane George, husband and wife, of Record in Book 3399, Page 220, Register's Office for Davidson County, Tennessee.

Mary Jane George having since died, vesting sole ownership in Donald L. George as surviving tenant by the entirety.