Bk Y 8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

G-AA-05-5540

Davidson County DEEDWARR
Recvd: 12/09/05 14:04 2 pgs
Fees:13.00 Taxes:2220.00

20051209-0148402

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. McNeese	SunTrust Mortgage, Inc.	
5540 Stanford Drive	(NAME) P.O. Box 79041	130-16-61
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Baltimore, MD 21279	
(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 PEGGY W. WRENNE AND MARIANNE WRENNE BOOKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH L. MCNEESE AND SPOUSE, AMELIA S. MCNEESE, 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 PART OF LOT NO. 26 ON THE REVISED PLAN OF STANFORD AND CRISWELL'S SUBDIVISION OF WESTWOOD, AS OF RECORD IN BOOK 974, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF THE HILLSBORO ROAD, AT THE SOUTHWEST CORNER OF A PART OF LOT NO. 26 CONVEYED TO HILLSBORO WATER COMPANY, INC. BY DEED FROM R. M. HOUSTON, TRUSTEE, OF RECORD IN BOOK 1072, PAGE 7, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD, SOUTHWARDLY 283.3 FEET TO THE NORTHWEST CORNER OF LOT NO. 25 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 25 AND 26, EASTWARDLY 450 FEET, MORE OR LESS, TO THE WESTERN BOUNDARY LINE OF LOT NO. 22 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 22 AND 26, NORTHWARDLY 210 FEET TO A POINT ON THE SOUTHERLY MARGIN OF STANFORD DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID DRIVE, WESTWARDLY 483 FEET TO THE NORTHEAST CORNER OF SAID PART OF LOT NO. 26 CONVEYED TO THE HILLSBORO WATER COMPANY; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID PROPERTY, SOUTHWARDLY 15 FEET TO SAID COMPANY'S SOUTHEAST CORNER; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID COMPANY'S PROPERTY WESTWARDLY 15 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. WRENNE, JR. AND WIFE, MARGARET W. WRENNE BY WARRANTY DEED FROM RICHARD L. PORTER AND WIFE, HELEN A. PORTER, RECORDED ON THE 26TH DAY OF OCTOBER, 1951 IN DEED BOOK 2025, PAGE 639, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DAVID P. WRENN, JR. HAVING PREDECEASED MARGARET W. WRENNE. SAID MARGARET W. WRENNE HAVING SINCE DIED BEQUEATHING SUBJECT PROPERTY TO PEGGY W. WRENNE AND MARIANNE WRENNE BOOKER AS SHOWN IN LAST WILL AND TESTAMENT OF RECORD AS DOCKET 01P-861, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. PEGGY W. WRENNE IS ALSO KNOWN AS MARGARET PEGGY WRENNE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, page 14; Book 6087, page 245; Book 6640, page 767, Register's Office for Davidson County, Tennessee. Margaret W. Wrenne is also known as Margaret Peggy Wrenne.

unimproved ( )
This is improved (X) property, known as 5540 Stanford Drive, Nashville, Tennessee 37215
(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 6th day of December, 2005.

Peggy W. Wrenne by Marianne Leach Attorney in fact
Peggy W. Wrenns

Marianne Wrenne Booker by Marianne Leach Attorney in fact
Marianne Wrenne Booker

This instrument is being executed in behalf of Peggy W. Wrenne a/k/a Margaret Peggy Wrenne pursuant to a Power of Attorney executed by her on the 4th day of October, 1994 of record in Instrument No. 20051209-0143400 Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Marianne Wrenne Booker pursuant to a Power of Attorney executed by her on the 8th day of January, 1992 of record in Instrument No. 20051209-0143401 Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marianne Leach, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Peggy W. Wrenns and Marianne Wrenne Booker and acknowledged that he/she executed the same as the free act and deed of the said Peggy W. Wrenns and Marianne Wrenne Booker.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 6th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903