File Box 1913
06-05-042 J

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/06/06 11:27 2 pgs
Fees:13.00 Taxes:666.00

20060606-0066708

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this ___ day of _____, 20___.

Notary Public
My Commission expires: 3/31/07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sarah Irick	Suntrust Mortgage, Inc	095-12-0-171.00
2813 Airwood Drive	P.O. Box 57028	
Nashville, TN 37214	Irvine, CA 92619-7028	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ricky W. McGee and wife, Shannon L. McGee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah Irick, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 Final Plat Phase One, on the Plan of Lakeland, Section 2, of record in Book 6250, page 983, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky W. McGee and wife, Shannon L. McGee, by deed from Metropolitan Nashville Airport Authority, on July 30, 1996, of record in Book 10143, page 629, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 095-12-0-171.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 983, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7397, page 832; and Book 6781, page 163, Register's Office for Davidson County, Tennessee.
- Avigation Easement of record in Book 10143, page 632, Register's Office for Davidson County, Tennessee.
- Easement for Waterline of record in Book 3162, page 58, Register's Office for Davidson County, Tennessee.
- Easement for Electric of record in Book 2017, page 592; and Book 2145, page 20, Register's Office for Davidson County, Tennessee.
- Easement for Telephone Line of record in Book 981, page 473, Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 11631, page 663; and Book 1291, page 214, Register's Office for Davidson County, Tennessee.
- Water Rights of record in Book 6781, page 163, Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 4925, page 65; and Book 4754, page 522, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2813 Airwood Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 31, 2006.

Ricky W. McGee

Shannon L. McGee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ricky W. McGee and Shannon L. McGee** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2006

My commission expires 8/20/08

Notary Public

ANDREW H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY