Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $69,500.00

Wendy Lerch
Affiant

Subscribed and sworn to before me, this 30th day of May, 2006.

Lissa Groom
Notary Public
My commission expires: ~~02/24/08~~ 12.30.08

06-0605-72300

Address of New Owner:	Send Tax Bills to:	Tax Information
William H. McAnally III and, Tristin N. McAnally 237 Hickory Street Madison TN 37115	DECISION ONE MTA 6060 J. A. JONES DR. #1000 CHARLOTTE, NC 28287	043-13-0-340.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary McMahan Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William H. McAnally III and Tristin N. McAnally, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block E, on the Plan of Crittenden Estates, of record in Book 974, Page 69 (erroneously referenced as Book 947 in prior instrument), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary McMahan, by deed from Carol L. Koch, dated 2-23-00, of record in Instrument No. 20000225-0018705, Register's Office for Davidson County, Tennessee.
Mary McMahan is now known as Mary McMahan Smith, and are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 237 Hickory Street, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 06/12/06 11:32 2 pgs
Fees:13.00 Taxes:257.15
20060612-0069543

WITNESS my hand this 30th day of May, 2006.

Mary McMahan Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary McMahan Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of May, 2006.

Kathleen Tomlinson
~~Davidson~~ Wilson

My Commission expires 02/24/08

