Davidson County DEEDWARR
Recvd: 06/13/06 15:06 2 pgs
Fees:13.00 Taxes:568.69

20060613-0070367

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44670

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlin L. McRae	NEW OWNER	83-6-40
428 Cumberland Hills Drive		
Hendersonville, TN, 37075		

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 HEREBY ACKNOWLEDGED, I/WE,

Bonnie Burroughs Jones, George Burroughs, and Charles McGlothlin, being all of the Heirs at Law of Beatrice L. Burroughs and Clara B. McGlothlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arlin L. McRae, married

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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Subdivision of the Weakley Place as of record in Book 547, page 12, Register's Office for said County.

Said lot fronts 55.66 feet on the east side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Beatrice L. Burroughs and Clara B. McGlothlin (her daughter) by deed from Beatrice L. Burroughs of record in Book 4194, Page 651; and by deed from C. S. Parrish, unmarried, of record in Book 4191, Page 292, Register's Office for Davidson County, Tennessee. The said Beatrice L. Burroughs and Clara B. McGlothlin having since died. Title is now vested in Bonnie Burroughs Jones, George Burroughs, and Charles McGlothlin, Heirs at Law of the decedants as set forth in the Affidavit of Heirship of record as Instrument No.: 20060613-0070364, Register's Office for Davidson County, Tennessee.

Bonnie Burroughs Jones and Bonnie Jones are one and the same person.

Unimproved ( )
This is improved (X) property known as 905 North 16th Street, Nashville, TN 37206

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. 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 9th day of June, 2006

X Bonnie Burroughs Jones
Bonnie Burroughs Jones

George Burroughs by Bonnie Jones A.i.F
George Burroughs by Bonnie Jones
Attorney in Fact

Charles McGlothlin by Bonnie Jones A.i.F
Charles McGlothlin by Bonnie Jones
Attorney in Fact

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 Bonnie Burroughs Jones aka Bonnie Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

State of Tennessee
County of Davidson

On this the 9th day of June, 2006, personally appeared Bonnie Jones to me known to be the person who executed the foregoing instrument on behalf of Charles McGlothlin and George Burroughs as Attorney in Fact, and acknowledged that Bonnie Jones executed the same as the free act and deed of the said Charles McGlothlin and George Burroughs.

Witness my hand and official seal this 9th day of June, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010