318 Gullett Lee

Davidson County DEEDWARR
Recvd: 07/25/06 12:21 3 pgs
Fees:18.00 Taxes:492.10

20060725-0089439

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $133,000.00. Laura Jean McMinn **Affiant** Subscribed and sworn to before me, this 21st day of July, 2006. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Bradley G. McMinn and wife,
Laura Jean McMinn
816 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
AmSouth Bank

Map-Parcel Number:
082-16-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID S. HAGEWOOD AND WIFE, BETTY JEAN HAGEWOOD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRADLEY G. MCMINN AND WIFE, LAURA JEAN MCMINN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of J. S. Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David S. Hagewood and wife, Betty Jean Hagewood, by deed from E. L. Edwards, III, Trustee, of record in Book 8195, page 865, dated September 13, 1990, said Register's Office.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 3368, page 23 and Book 3983, page 373, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 21, page 45, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 816 Fatherland 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of July, 2006.

David S. Hagewood

David S. Hagewood

Betty Jean Hagewood

Betty Jean Hagewood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID S. HAGEWOOD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

291276.1/2006131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY JEAN HAGEWOOD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007