WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/06 09:03 2 pgs
Fees:13.00 Taxes:469.31
20060921-0116930

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,840.00.

Affiant

Subscribed and sworn to me on September 18, 2006.

NOTARY PUBLIC
My Commission Expires: 11-14-09

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21886SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Jane McRae 1602 Jones Avenue Nashville, TN 37207	New Owner	71-12-66

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard E. Hoot, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mary Jane McRae, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33 and the Southerly 35 feet of Lot No. 32 on the Map of Joywood Subdivision, of record in Book 974, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Howard E. Hoot by Warranty Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Book 11254, page 612, Register's Office for Davidson County,Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 409, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1602 Jones Avenue, Nashville, TN 37207.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on September 18, 2006.

Howard E. Hoot

Howard E. Hoot

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 18, 2006, before me, the undersigned, personally appeared Howard E. Hoot to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 18th, 2006.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE