Davidson County DEEDWARR
Recvd: 10/02/06 15:26 3 pgs
Fees:18.00 Taxes:107.30
20061002-0121916

This Instrument prepared by:
Bobby D. Davis
Attorney at Law
101 Shepherd Hills Dr.
Madison, Tennessee 37115

Name and Address of New Owner:
G. W. Hire and Gary A. Rose
505 E. Campbell Rd.
Madison, Tennessee 37115

Send Tax Bills to:
505 E. Campbell Rd.
Madison, Tennessee 37115

Map and Parcel #
~~0431-301-8300~~
043-130-183-00

WARRANTY DEED

This Deed made on this 8th, day of September, 2006, by and between Linda Faye O"Connor and Jimmy Carlton Hill being the only children of Hallie Mae McKee (Hill), deceased , (hereinafter called the "grantors"), and G. W. Hire and Gary A. Rose, (hereinafter called the "grantees").

Witnesseth: That the said grantors, for and in consideration of the sum of one ($1.00) dollar cash in hand paid by the said grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, transferred, and conveyed , and do hereby bargain, sell, remise, and convey unto G. W. Hire and Gary A. Rose as tenants in common a one half ½ interest each, their heirs, assigns and successors, in and to the following described property, to wit:

Land in Davidson County, Tennessee and described as follows:

Being lot no. 24 in block F on the Plan of Forest Park Subdivision at Madison as the same appears of record in Plat Book 843, Page , Register's Office for Davidson County, Tennessee.

Said Lot No. 24 Block F fronts 50 on the north side of Elm Street and runs back northerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to the Hallie Mae McKee (Hill) and Husband Allie H. McKee, both having since deceased with Allie H. McKee having deceased before Hallie Mae McKee and she having remarried to George G. Hill and he having deceased prior to the death of Hallie Mae McKee (Hill) who died in 1985 leaving and having two children and only two children, being Linda Faye O'Connor and Jimmy Carlton Hill (who are the grantors herein) by

deed from Jack W. Ray and wife Dovie Ray of record in book 936 Page 591 Register's Office for Davidson County, Tennessee.

This is improved property known as 245 Elm Street, Madison, Tennessee 37115

This conveyance is subject to such things as the public records may reflect.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, right, title and interest hereto belonging to the grantees herein, with their heirs , assigns or successors, 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. We do further covenant and bind ourselves, our heirs and representatives to warrant forever defend the title to the said grantees, their heirs, assigns or successors against the claims of all persons whatsoever. Whenever used singular, it shall include the plural and the use of any gender shall be applicable to all genders.

Whenever in this document that a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing warranty deed on this the 8th day of September, 2006.

Jimmy C. Hill

Jimmy C. Hill, Grantor

Linda Faye O'Connor

Linda Faye O"Connor, grantor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state of Tennessee, the above named, Linda Faye O"Connor and Jimmy C. Hill with whom I am personally acquainted and who, upon oath, acknowledged that the executed the warranty deed for the purposes therein contained.

Sworn to and subscribed before me, this the 8th day of September, 2006.

Notary Public
My Commission Expires: 1-26-08

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for the transfer is $ 29,000.00

Affiant

Sworn to and subscribed to before me this the 8th day of September, 2006.

Notary Public, My Comm. Expires: 1-26-08