Davidson County DEEDWARR
Recvd: 10/05/06 15:33 2 pgs
Fees:13.00 Taxes:2294.00

20061005-0124108

39-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Deirdre N. Russell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy James Marshall
4409 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

132-9-9

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John T. McRae, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Timothy James Marshall, unmarried, hereinafter referred to as 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 a tract of land near Glendale Park in the 7th (formerly 11th) Civil District of Davidson County, Tennessee, being out of the northeast corner of the 20 acre tract conveyed by James Compton and wife, to W. G. Hirsig by deed in the Register's Office for Davidson County, Tennessee in Book No. 339, page 348, and described as follows:

Beginning in the center of a 40 foot road at a point 490 feet south of Glendale Park, running thence West at right angles 191 feet to a stake in Anderson's boundary line; thence at right angles South 101.7 feet to a stake; thence at right angles East 191 feet to the center of said road; thence North with center of said road 101.7 feet to the beginning and being a part of Lot No. 2 on the map of Glendale Park, as of record in Book No. 57, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. McRae by Warranty Deed from Serina Dawn Hays, unmarried, of record in Instrument No. 20040609-0068030, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4409 Lealand Lane, Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of September, 2006.

John T. McRae

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John T. McRae, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY