Davidson County DEEDWARR
Recvd: 12/04/06 10:29 2 pgs
Fees:13.00 Taxes:464.35

20061204-0149047

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,500.00**

George M. Elkins
Affiant

Subscribed and sworn to before me, this the 29th day of November, 2006.

D. Siniard
Notary Public

My commission expires: 7-21-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John F. Costello **C/O George M. Elkins**	**John F. Costello** **C/O George M. Elkins**	**161-11-A-054.00-CO**
2130 Double Creek Lane	**2130 Double Creek Lane**	
Alpharetta, GA 30004	**Alpharetta, GA 30004**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Diana J. Magoon, a married woman

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

John F. Costello, an unmarried man and Victor Charles Elkins, an unmarried man, as joint tenants with rights of survivorship
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 Unit No. 54 on the plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diana J. Klein, Unmarried by deed dated 3/19/99 from William R. Lane, unmarried of record in Book 11442, Page 76, Register's Office for Davidson County, Tennessee.

The said Diana J. Klein having since married and is now known as Diana J. Magoon, a married woman. Scott B. Magoon joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Diana J. Magoon.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **396 Huntington Ridge Drive, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 29th day of November, 2006.

Diana J Magoon
Diana J. Magoon

Scott B. Magoon
Scott B. Magoon

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Diana J. Magoon and Scott B. Magoon**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **November, 2006.**

CINDY L. REICHARDT
Notary Public, State of Texas
My Commission Expires
December 02, 2007

Notary Public

My Commission Expires: 12/02/07