THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14885

Davidson County DEEDWARR
Recvd: 12/05/06 14:00 2 pgs
Fees:13.00 Taxes:517.63

20061205-0150077

Property Address:
2200 McGavock Pk., Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ruth E. McMahon, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. McGlon, a single person**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 4, Block "G" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Gaylord V. McMahon, dated February 23, 2004, and recorded February 25, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200402250021478.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 20 day of November, 2006.

Ruth E. McMahon {Seal}
Ruth E. McMahon

State of TENNESSEE
County of DAVIDSON

On this the 20 day of November, 2006, before me, the undersigned officer, personally appeared Ruth E. McMahon, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20 of November, 2006.

Notary Public

My Commission expires: 7-24-10

Name of Owner and Property Address:
Mark A. McGlon
2200 McGavock Pike
Nashville, TN 37216

Person Or Entity Responsible For Payment Of Taxes:

New Owner

Tax Parcel ID#: 062-13-0-059.00