WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/07 10:00 2 pgs
Fees:13.00 Taxes:237.88

20070316-0032117

22437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,290.98.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF March, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert McGee and wife, Vanessa McGee	SAME	
127 Edgeview Drive ~~316 Dinwiddie Drive~~		Map and Parcel 34-14-32
Hendersonville, TN 37075 ~~Madison, TN 37115~~		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, CLARENCE E. KING AND WIFE, YEOLONDA M. KING, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT MCGEE AND WIFE, VANESSA MCGEE, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Stanley Heights of record in Plat Book 3300, page 74, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Clarence E. King and wife, Yeolonda M. King, by Warranty Deed from Fred O. Melton and wife, Janet L. Melton, of record in Book 11220, page 470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 34-14-32.
b. All matters appearing on the Plan of Stanley Heights Subdivision of record in Plat Book 3300, page 74, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 3405, page 286, of Register's Office of said County.

This is (X) improved property known as 316 Dinwiddie Drive, Madison, Tennessee 37115 .

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(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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(S), 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/our hand(s) this 15th day of March, 2007:

Clarence E. King
Clarence E. King

Yeolonda M. King
Yeolonda M. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named CLARENCE E. KING AND WIFE, YEOLONDA M. KING, 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 and official seal at Franklin, Tennessee, this 15th day of March, 2007.

Laurie M Hart
Notary Public

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY