THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 28706S

Davidson County DEEDWARR
Recvd: 07/27/07 14:40 3 pgs
Fees:18.00 Taxes:1556.96
20070727-0089667

MAP/GROUP/PARCEL: 160-12-0-134.00

NEW OWNER'S NAME AND ADDRESS:
CHRISTOPHER GREAR & MEGGAN GREAR
501 HEARTHSTONE CIRCLE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

KATHERINE MCGILL, a married woman, hereinafter called Grantor does hereby transfer and convey unto, **CHRISTOPHER GREAR and MEGGAN GREAR, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 92, on the Plan of Phase 2, Hearthstone, as shown on plat of record in Plat Book 5200, page 323 amended in Book 6001, page 329, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 92, which a corner lot, fronts 113.48 feet on the southwesterly margin of Hearthstone Circle and fronts 102.35 feet on the northwesterly margin of Trousdale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.59 feet on the northwesterly line and 132.00 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Katherine McGill in Instrument 20070403-0040051 recorded 4/3/2007, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 501 HEARTHSTONE CIRCLE, BRENTWOOD, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives

to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Said property is Investment Property and has never been the primary residence of grantor or grantor's spouse.

KATHERINE MCGILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **KATHERINE MCGILL, a married woman**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 27th day of July, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $420,800.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of July, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008