Davidson County DEEDWARR
Recvd: 08/24/07 12:50 2 pgs
Fees:13.00 Taxes:407.00

20070824-0101663

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August 2007

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

WARRANTY DEED

G-WC-07-2600

THIS INSTRUMENT WAS PREPARED BY
Rudd Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKinley Fred Johnson III	McKinley Fred Johnson III	
2600 Grandview Avenue (ADDRESS)	2600 Grandview Avenue (NAME) (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	119-5-151

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 considerations, the receipt of which is hereby acknowledged, we NELL APPLE HIGHERS, TRUSTEE OF THE NELL APPLE HIGHERS REVOCABLE LIVING TRUST DATED, 01/09/2001, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MCKINLEY FRED JOHNSON LLL, 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 492, GRANDVIEW HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGES 14 AND 15, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM UNITED CONSTRUCTION CORPORATION OF NASHVILLE, TENNESSEE TO JOHN T. BAUGH, JR. ET UX VIRGINIA NELL BAUGH AS RECORDED ON THE 9TH DAY OF FEBRUARY, 1973 IN BOOK 4679, PAGE 918; QUITCLAIM DEED FROM JOHN T. BAUGH, JR. TO VIRGINIA NELL APPLE (FORMERLY VIRGINIA NELL BAUGH) AS RECORDED ON THE 19TH DAY OF JUNE, 1987 IN BOOK 7273, PAGE 727 AND QUIT CLAIM DEED FROM NELL APPLE HIGHERS TO NELL APPLE HIGHERS, TRUSTEE OF THE NELL APPLE HIGHERS REVOCABLE LIVING TRUST AS RECORDED ON THE 1ST DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010301-0019273, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2600 Grandview Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we 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 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 day of , .

The Nell Apple Highers Revocable Living Trust, dated 01/09/2001.

By: _____
Nell Apple Highers, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the , before me personally appeared Nell Apple Highers, Trustee of the Nell Apple Highers, Trustee of The Nell Apple Highers Revocable Living Trust dated, 01/09/2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the .

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 1/24/09

RETURN TO: Prepared By:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903