WARRANTY DEED

O-NPM-07-2611

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Bryan McGee	Bryan McGee	
2611 Inga Street (ADDRESS)	(NAME) 2611 Inga Street (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	72-9-287

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 WILLIAM A. BAKER II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN MCGEE AND KENDRA 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:

married.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF IRVINGTON WHICH IS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS: SAID LOT NO. 81 FRONTS 60 FEET ON THE WESTERLY SIDE OF INGA STREET AND RUNS BACK 227 FEET ON THE NORTHERLY LINE AND 230.5 FEET ON THE SOUTHERLY LINE TO THE EASTERLY LINE OF THE LOUISVILLE AND NASHVILLE RAILWAY RIGHT-OF-WAY AND MEASURES 60.17 FEET HEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BAKER II BY QUITCLAIM DEED FROM SYLVESTER SMITH JR. AND WIFE CAROLYN JEAN SMITH , RECORDED ON THE 30TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070730-0089949, 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 2611 Inga Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

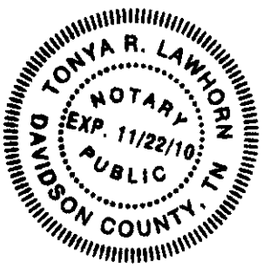
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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.

Davidson County DEEDWARR
Recvd: 10/29/07 10:44 2 pgs
Fees:13.00 Taxes:218.30
20071029-0127220

SSA- GV

Witness my/our hand(s) this 24th day of October, 2007.

William A. Baker II



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Baker II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2007.

Notary Public

My Commission Expires:

(SEAL)

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