WARRANTY DEED

R-CBB-07-0829

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Glen W. McGill Jr.
Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/14/07 10:51 2 pgs
Fees:13.00 Taxes:999.00

20071214-0144001

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
Glen W. McGill Jr.	Coldwell Banker Mortgage	
829 Cedar Crest Drive	3000 Leadenhall Road	
Nashville, TN 37209	Mount Laurel,NJ 08054	114-8-A-47 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOYCE A. LEMLEY AND BETTY E. NEELEY AND VICKIE L. WOODARD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLEN W. MCGILL JR. AND WIFE, SANDRA J. MCGILL, 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 47, CEDAR CREST SUBDIVISION, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 284, 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 QUITCLAIM DEED FROM VICKIE L. WOODARD TO JOYCE A. LEMLEY, BETTY E. NEELEY, AND VICKIE L. WOODARD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 7TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050707-0078221 AND WARRANTY DEED FROM LINDA A. KENAUM, UNMARRIED TO VICKIE L. WOODARD AS RECORDED ON THE 19TH DAY OF NOVEMBER, 1990 IN BOOK 8240, PAGE 381, 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 INCLUDING THOSE OF RECORD IN BOOK 6900, PAGE 284; BOOK 7213, PAGE 973; BOOK 8424, PAGE 405; BOOK 10086, PAGE 772; BOOK 10174, PAGE 199; BOOK 8480, PAGE 693; BOOK 8424, PAGE 180; BOOK 8440, PAGE 259; AND INSTRUMENT NUMBER 20020823-0102246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 829 Cedar Crest Drive, Nashville, Tennessee 37209
(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 7th day of December, 2007.

Joyce A. Lemley

Betty E. Neeley

Vickie L. Woodard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce A. Lemley, Betty E. Neeley, and Vickie L. Woodard, 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 7th day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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