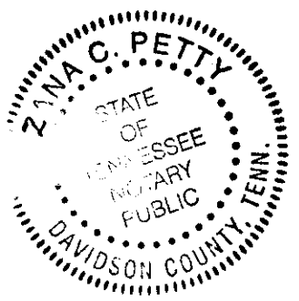
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James G. Fuson	Magna Bank	Parcel ID:
712 Stone Hedge Drive	P.O. Box 17257	05316024100
Old Hickory, TN 37138	Memphis, TN 38187-0257	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Haviland McKenzie, f/k/a Mary E. Haviland, and husband, Robert Kenneth McKenzie,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James G. Fuson, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 22, on the Plan of Stone Hedge, Section Two, of record in Plat Book 9700, Page 185, and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary E. Haviland by deed from Brent E. Carroll and wife, Kisha D. Carroll of record in Instrument 20000131009941, Register's Office for said County, dated January 28, 2000.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 9700, page 185 and Book 10159, page 42, said Register's Office. (3) Right of Way Easement of record in Book 5279, page 146, and (4) Sewer Easement of record in Book 8883, page 641, said Register's Office

This conveyance is subject to Restrictive Covenants of record in Book 1116, page 130, said Register's Office.

Robert Kenneth McKenzie joins in this conveyance to convey any and all marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 712 Stone Hedge Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 14th day of March, 2008.

Mary Haviland McKenzie
Mary Haviland McKenzie

Davidson County DEEDWARR
Recvd: 03/25/08 14:40 2 pgs
Fees:13.00 Taxes:508.75

20080325-0030066

Robert Kenneth McKenzie
Robert Kenneth McKenzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Haviland McKenzie and Robert Kenneth McKenzie, 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 this 14th day of March, 2008.

My Commission Expires: 11-22-10

Notary Public

