PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/02/08 14:20 2 pgs
Fees:13.00 Taxes:1228.40
20080402-0033291

W & I Ref:(_____) Title No: 49260
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William A. McGugin 107 LaSalle Court Nashville, Tennessee 37205	U.S. Bank N.A. 4801 Frederica Street Owensboro, Kentucky 42301

TAX MAP-PARCEL NUMBERS: 13002002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$332,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne A McGugin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. McGugin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 7 and 8 and the North 15 foot front and 15 ½ feet rear of Lot No. 9, Block 5 on the Plan of The Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 7 and 8 and part of Lot No. 9 adjoin and front 75.0 feet on the easterly margin of LaSalle Court and extend back 114 feet 7 inches on the northerly line and 120 feet 6 ½ inches on the southerly line to a dead line in the rear, measuring 75 feet 2 ½ inches thereof.

Being the same property conveyed to Anne A. McGugin by deed from Justin P. Reese and wife, Colleen Modling Reese, f/k/a Eleanor C. Modling dated June 19, 2006 and recorded on June 27, 2006 of record in Doc. No. 20060627-0076624, Register's Office for Davidson County, Tennessee.

George B. McGugin, spouse of Anne A. McGugin, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 141, said Register's Office.

This is improved property, known as: 107 Lasalle Court, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2008.

Anne A McGugin

George B. McGugin

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2008 , before me the undersigned authority, personally appeared Anne A McGugin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2008 , before me the undersigned authority, personally appeared George B. McGugin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $332,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2008

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public