THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Larry E. McGill, et ux
3816 Atwell Drive
Nashville, TN 37207

MORTGAGEE
Wells Fargo Home Mortgage
5203 Maryland Way #102
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
059-14-0-125.00

Davidson County DEEDWARR
Recvd: 04/30/08 09:13 2 pgs
Fees:13.00 Taxes:323.75

20080430-0043844

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Addie Miller, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry E. McGill and wife, Frances R. McGill,** 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. 63 on the Plan of Haynes Manor, Section I, as of record in Plat Book 3600, Page 85, Register's Office, Davidson County, Tennessee.

Said Lot fronts 63.16 feet on the northeasterly side of Atwell Drive and runs back 162.5 feet on the northwesterly line and 164 feet on the southeasterly line to a dead line in the rear on which it measures 75.8 feet.

Being the same property conveyed to George W. Miller and wife, Addie Miller by deed of record from Otey's Development Company, Inc., dated September 23, 1966 of record in Book 4059, Page 914, Register's Office, Davidson County, Tennessee. The said George W. Miller is now deceased.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the plan of record in Plat Book 3600, Page 85, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3816 Atwell Drive Nashville, TN 37207.**

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 our hands this 17th day of April, 2008.

Addie Miller

Addie Miller

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Addie Miller, unmarried, the bargainor(s) 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 17th day of April, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$87,500.00.**

AFFIANT

Subscribed and sworn to before me this 17th day of April, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12