WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2008.

Notary Public

My commission expires: 5/8/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dawn Northington	Dawn Northington	**Map 061-03, Parcel 003**
4419 Saunders Avenue	4419 Saunders Ave	Davidson County DEEDWARR Recvd: 06/16/08 15:08 2 pgs Fees:13.00 Taxes:555.00
Nashville, TN 37216	Nashville TN 37216	20080616-0061987

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,

James W. McGehee, Trustee and Agnes R. McGehee, Trustee of the James W. McGehee and/or Agnes R. McGehee Revocable Living Trust, dated May 21, 2005

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawn Northington

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:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Gra-Mar Acres, Section Two, of record in Plat Book 2133, page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James W. McGehee and wife, Agnes R. McGehee by Deed from Harvey H. LaFollette and wife, Ruth B. LaFollette, of record n Book 4846, Page 434, Register's Office for Davidson County, Tennessee. Said property was further conveyed to James W. McGehee and Agnes r. McGehee, Trustees of the McGehee Family Revocable Living Trust, dated May 21, 2005 and by Deed from James W. McGehee and Agnes R. McGehee, husband and wife, of record in Instrument No. 20050527-0059898, said Register's Office and further conveyed by Quitclaim Deed of Correction to correct the name of the Trust to James W. McGehee, Trustee and Agnes R. McGehee, Trustee, of The James W. McGehee and/or Agnes R. McGehee Revocable Living Trust, dated May 21, 2005, of record in Instrument No. 20080228-0019546, said Register's Office and Affidavit of Scrivener's Error of record in Instrument No. 20080319-0027376, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **4419 Saunders Avenue, Nashville, TN 37216**

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(s) this **29th** day of **May, 2008.**

James W. McGehee Trustee
James W. McGehee, Trustee

Agnes R McGehee Trustee
Agnes R. McGehee, Trustee

James W. McGehee
James W. McGehee, Individually

Agnes R McGehee
Agnes R. McGehee, Individually

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 **James W. McGehee, Trustee and Agnes R. McGehee, Trustee of the James W. McGehee and/or Agnes R. and McGehee Revocable Living Trust, dated May 21, 2005,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2008.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08

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 **James W. McGehee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2008.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08

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 **Agnes R. McGehee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2008.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08