THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Denza McGee
310 Farris Drive
Madison, Tn 37115

Send Tax Bills To:
Same

Map & Parcel Nos.:
043-15-0-074.00

Davidson County DEEDWARR
Recvd: 05/15/09 08:53 3 pgs
Fees:18.00 Taxes:296.00
20090515-0044621

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,00.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., Trustee of the Gene C. Jones and Robert L. Jones Family Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Denza McGee** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lots Nos. 28 and 29 on the Map of Rock Hill Subdivision, Block "A" according to a survey made by Ewell Anderson, Surveyor, in August 1945 and more particularly described as follows:
Beginning at a point on the westerly margin of Farris Avenue, 1086.6 feet south of the southerly margin of Old Hickory Boulevard, which point is the common corner of lots 29 and 30 on the map of the above subdivision; thence with the line between said two lots, westwardly 200 feet to a dead line; thence southwardly, with said dead line, 100 feet to the common corner of lots 27 and 28; thence with theline between said two lots, eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of Farris Avenue, northwardly 100 feet to the point of beginning.

Being the same property conveyed to Trustee, Inc., Trustee of the Gene C. Jones and Robert L. Jones Family Trust, by deed from Robert L. Jones and Gene C. Jones, by deed on March 3, 2009, of record in Instrument Number 20090310-0021594, Register's Office for Davidson County, Tennessee.

Improved property commonly known as 310 Farris Drive, Madison, Tn 37115

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2009** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 1st day of May, **2009.**

GRANTOR:

Trustee, Inc.

By: Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$80,000.00**

AFFIANT

Subscribed and sworn to before me, this _**1st**_day of **May, 2009.**

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

8/23/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2009 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an President of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

8/23/11

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

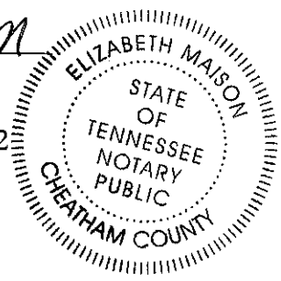
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12



(Seal)