WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090054881 DEEDWARR
Recvd: 08/11/09 14:30 2 pgs
Fees:13.00 Taxes:499.50
20090811-0075672

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Nichols Ince
Affiant

Subscribed and Sworn to before me, this 7th day of August, 2009.

Notary Public

My commission expires:
3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Tiffany Cathey 6505 Upton Lane Nashville, TN 37209	SAME	10207006300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Tracy S. McGee,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Tiffany Cathey**, hereinafter called the Grantee(s), 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. 105 on the Plan of Section 26, Charlotte Park (formerly Beacon Square, Section 2), of record in Book 3700, page 91, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tracy S. McGee by deed from Carl A. Sheppard and wife, Marie Sheppard of record in Instrument No. 20050907-0107589, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Page 91, said Register's Office.

Subject to restrictions of record in Book 4021, Page 71and Book 4065, page 67 and Book 4142, page 166, said Register's Office.

This is (x) improved ( ) unimproved property known as 6505 Upton Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 7th day of August, 2009.

Tracy S. McGee

Tracy S. McGee

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tracy S. McGee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Texas, this 7th day of August, 2009.

Notary Public

My Commission Expires: 8/7/09

JIMMY DELGADO
Notary Public
STATE OF TEXAS
My Comm. Exp. July 28, 2012