Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090076786 DEEDWARR
Recvd: 11/10/09 10:50 2 pgs
Fees:13.00 Taxes:303.40
20091110-0103957

05-0910-64809

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me this 30th day of October, 2009.

Notary Public
My commission expires: 3-15-2013

DANA P. MASON
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
James McGill 705 Yowell Avenue Madison TN 37115	New Owner	043-14-0-154.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Faye B. Vandygriff, now known as Faye B. Sesler, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James McGill, hereinafter called the Grantees, their successors 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. 22 and the westerly one-half of Lot No. 21, of Block "C" on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Vandygriff and wife, Faye B. Vandygriff by Special Warranty Deed from Administrator of Veterans' Affairs, dated July 24, 1978, recorded July 27, 1978, of record in Book 5316, Page 863, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Faye B. Vandygriff by Quitclaim Deed from David S. Vandygriff, dated August 31, 1988, recorded September 6, 1988, of record in Book 8437, Page 503, Register's Office for Davidson County, Tennessee. Dorothy Faye Beerma Vandygriff and David Solone Vandygriff were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 83416.

Dwight D. Sesler, spouse of Faye B. Sesler, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Yowell Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of October, 2009.

Faye B. Sesler

Dwight D. Sesler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Faye B. Sesler and Dwight D. Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of October, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

