PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 6319 PAGE 543

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Daniel J. McKinney and June D. McKinney & Same	Same 80 Jonell Dr. Nashville, Tn. 37211	Map 119-2 Parcel 205 6DA-14899

FOR AND IN CONSIDERATION of the sum of Thirty-six Thousand Three Hundred Thirty Dollars ($36,330.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sandra Sue Howard, a single person, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel J. McKinney and June D. McKinney, as joint tenants with right of survivorship, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 147 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 147 fronts 60 feet on the westerly side of Jo Nell Drive and runs back between lines 200.2 feet on the northerly line and 198.9 feet on the southerly line, to a dead line in the rear measuring 75 feet thereon.
>
> Being the same property conveyed to Sandra Sue Howard by deed of record in Book 6048, page 363, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 80 Jo Nell Drive, Nashville, TN 37211.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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 hand this 18TH day of June, 1984.

I 3 0 3 1 3

IDENTIF. REFERENCE

JUN 20 10 35 AM '84
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

Sandra Sue Howard
Sandra Sue Howard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Sue Howard, a single person, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 1984.

Notary Public

My Commission expires: 1-8-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,330.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 1984.

Notary Public

My Commission expires: 4-09-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6319 PAGE 545

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36330.00- CAMT.	
			94.38 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 100.88-	
6457A	06/20/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3031 3

IDENTIF. REFERENCE

JUN 20 10 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0045714