STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 17th day of

September, 19 90

My Commission expires: February 2, 1993

Affiant

Notary Public Kenneth C. Kent

# WARRANTY DEED

Mail THIS INSTRUMENT WAS PREPARED BY
SUPERIOR TITLE & ESCROW SERVICES, INC.

919 West Main Street Lakeview Plaza, U-3 Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Leonard C. McKinney | Same |
| 1234 Preston Drive | |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, TN 37206 | |
| CITY STATE ZIP | CITY STATE ZIP |

MAP & PARCEL NO: 083-04-0 129.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Patsy Ferguson Daniel and Gene Daniel, wife and husband and Nancy Jean Ferguson Leslie Stephens and Millard Stephens, wife and husband HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Leonard C. McKinney and Brenda E. McKinney, husband and wife, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 3 on the plan of Porter Heights Addition as of record in Book 2854 at page 30, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the south margin of McKennell Drive, at the corner of Lots Nos. 3 and 4' thence east along said Drive 85.3 feet to a monument; thence around a curve in a southeasterly direction 31.5 feet to a monument in the west margin of Preston Drive; thence with said Preston Drive South 94.9 feet to the corner of Lots Nos. 2 and 3; thence west along the line between said lots, 105 feet to the corner of Lots Nos. 2, 3 and 4; thence north along the line between Lots No. 3 and 4, 112 feet to the point of beginning.

Being the same property conveyed to Patsy W. Ferguson, widow by deed of record in Book 7628 at page 737, said Register's Office. The said Patsy W. Ferguson having since deceased testate. By will of said Patsy W. Ferguson, the subject property was devised to said Patsy Ferguson Daniel and Nancy Jean Ferguson Leslie.

The said Nancy Jean Ferguson Leslie is one and the same as Nancy Jean

SEE ATTACHED EXHIBIT 'A' FOR CONTINUATION OF LEGAL DESCRIPTION

Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

THIS IS 1234 Preston Drive, Nashville, TN 37206 IMPROVED PROPERTY KNOWN AS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this 17th day of September, 19 90

Patsy Ferguson Daniel

Gene Daniel

Nancy Jean Ferguson Stephens

Millard Stephens

State of Tennessee
County of Davidson

BOOK 8200 PAGE 684

On this 17th day of September, 19 90, before me personally appeared Patsy Ferguson Daniels and Gene Daniels, wife and husband to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kant

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

File #: 90-0476

1007 09/21 0101 03CHECK 214.90

# WARRANTY DEED

59077

TENNESSEE REAL ESTATE TRANSFER

SEP 21 11 15 AM '90

SUPERIOR TITLE
&
Escrow Services, Inc.

919 West Main Street
Lakeview Plaza U-3
Hendersonville, Tn 37075

EXHIBIT A
CONTINUATION OF LEGAL DESCRIPTION

Ferguson Leslie Stephens.

This conveyance is made subject to taxes for the year 1990 and subsequent years, any and all easements, restrictions and conditions of record.

STATE of TENNESSEE
COUNTY of SUMNER

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Patsy Ferguson Daniels, with whom I am personally acquainted and who upon oath acknowledge that she signed the foregoing instrument for the purposes therein contained on behalf of Nancy Jean Ferguson Leslie Stephens and Millard Stephens as their authorized Attorney-in_Fact.

Witness my hand and seal htis 17th day of September, 1990.

My Commission Expires:

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 685

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 63000.00 |
| CON TX | 207.90 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 214.90 |
| CHECK | 214.90 |

09/21/90 01 11:19 0001 1007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59077

IDENTIFICATION REFERENCE

SEP 21 11 15 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 357628