PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31565)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 53250.00

Affiant

Sworn and subscribed before me this 14th day of February, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Joseph A. McKinney
4875 Shasta Drive
Nashville, Tennessee 37211

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
133-16-189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary H. Kirby, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph A. McKinney and spouse, Heidi L. McKinney,** hereinafter called the **Grantee**, Grantee's 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. 46 on the Plan of Section Two Welch Meadows of record in Book 3700, page 60, Register's Office for said County.

SAID Lot No. 46 fronts 85.0 feet on the westerly margin of Shasta Drive and extends back 129.39 feet on the northerly line and 129.41 feet on the southerly line to a dead line in the rear, measuring 85.0 feet thereon.

BEING the same property conveyed to Albert W. Kirby and wife, Mary H. Kirby by deed from John N. Swearinger and wife, Susan S. Swearinger of record in Book 4329, page 301, Register's Office for said County. Albert W. Kirby has since died leaving Mary H. Kirby as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4004 Page 340 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Mary H. Kirby by Gayle Sullivan as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

8476.3
IDENTIFICATION REFERENCE
FEB 18 10 24 AM '92
DAVIDSON COUNTY, TN

This is improved property, known as: 4875 Shasta Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of February, 1992.

Mary H. Kirby

Mary H. Kirby, By: Gayle Sullivan, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of February, 1992, before me the undersigned authority, personally appeared Gayle Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gayle Sullivan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary H. Kirby**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of February, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary H. Kirby

TO: Jospeh A. McKinney and Heidi L. McKinney

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Gayle Sullivan, Affiant

Sworn to and subscribed before me this

14th day of February, 1992.

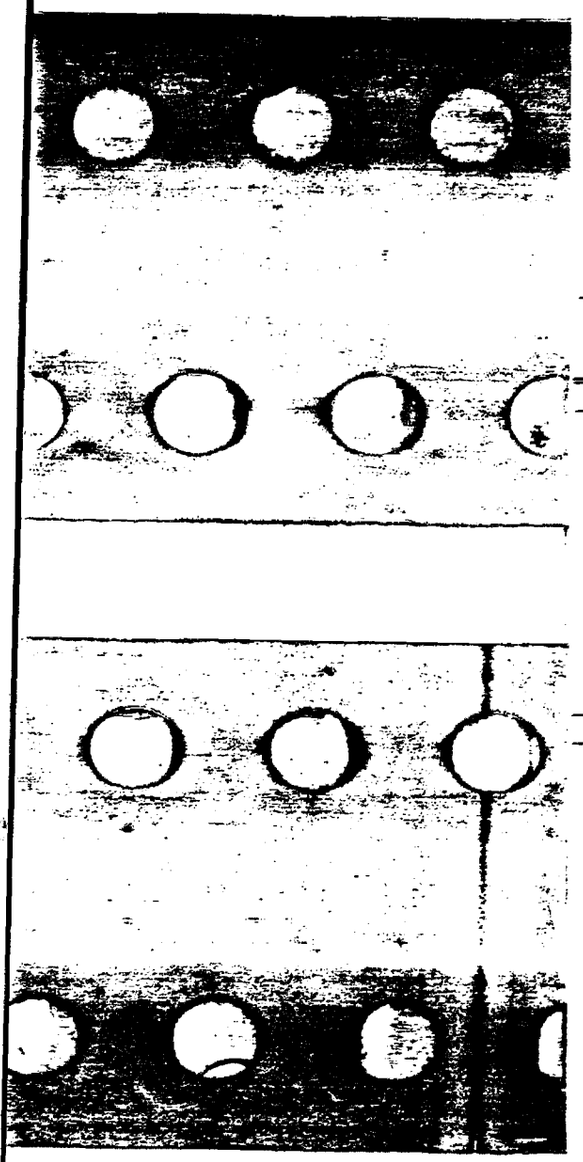
Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1854 02/18 0101 03CHECK 203.84

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



RECEIVED OF _____

FOR _____

BOOK 8551 PAGE 770

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
				CAMT 53250.00
				CON TX 196.84
				PRFEE 1.00
				WDEED 6.00
				TOTAL 203.84
				CHECK 203.84
02/18/92	01			10:24 0001 1854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8476.3

IDENTIFICATION REFERENCE

FEB 18 10 24 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502421