THIS INSTRUMENT WAS PREPARED BY: **BONNIE S. BAGGOTT (#14741)**
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

3106 07/05 0101 03CHECK 224.64

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: WILLIAM CANTRELL McKOIN JR, 3726 Tibbs Drive,Davidson County, Nashville, Tennessee, 37211.

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: WILLIAM CANTRELL McKOIN, JR.
3726 Tibbs Drive
Nashville, TN 37211

MAP & PARCEL NO: 029-00-0/143.00

For and in consideration of the sum of Fifty Seven Thousand Two Hundred Dollars ($57,200.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **STELLA REGINA SCHNUPP McKOIN DOOLEY**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural live, have bargained and sold, and by these presents do hereby transfer and convey unto **WILLIAM CANTRELL McKOIN JR.**, his heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest at my death in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, January 24, 1967, as follows:
>
> Beginning at a point on the westerly margin of Eatons Creek Road, said point being north 9°40' West 630 feet from the intersection of said Eatons Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr. and wife, of record in Book 2143, page 52, Registers Office for Davidson County, Tennessee; thence North 82° 30' West 707 feet; thence northeasterly 204 feet; thence South 82°30' East 627 feet to the westerly margin of Eatons Creek Road; thence with the same South 9°40' East 212 feet to the beginning, containing 3.2 acres more or less.

The current mailing address for said property is: 5681 Eatons Creek Road, Joelton, TN 37080.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **WILLIAM CANTRELL McKOIN JR**, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized 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; and Grantor does further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 30th day of June, 1995.

Stella Regina Schnupp McKoin Dooley
STELLA REGINA SCHNUPP McKOIN DOOLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **STELLA REGINA SCHNUPP McKOIN DOOLEY** 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 office at Joelton Davidson County, Tennessee, on this the 30th day of June, 1995.

Howard M Shipworth
NOTARY PUBLIC

My commission expires: May 25, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 57,200.00.

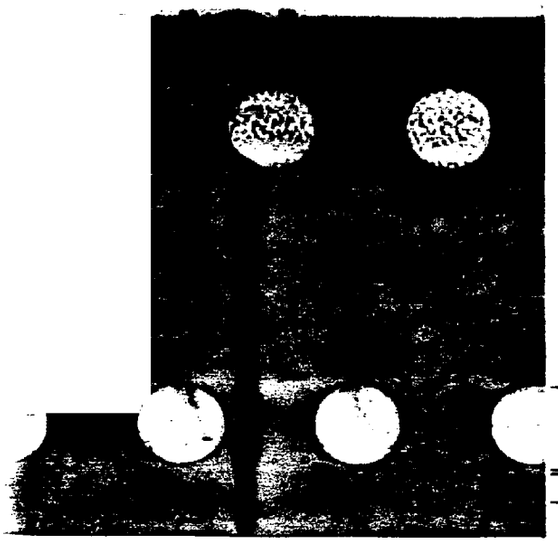
Stella Regina Schnupp McKoin Dooley
STELLA REGINA SCHNUPP McKOIN DOOLEY

Subscribed and sworn to before me
this 30th day of June, 1995.

Howard M Shipworth
Notary Public
My commission expires: May 25, 1996

MAILENV.
95 JUL -5 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
00076313



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

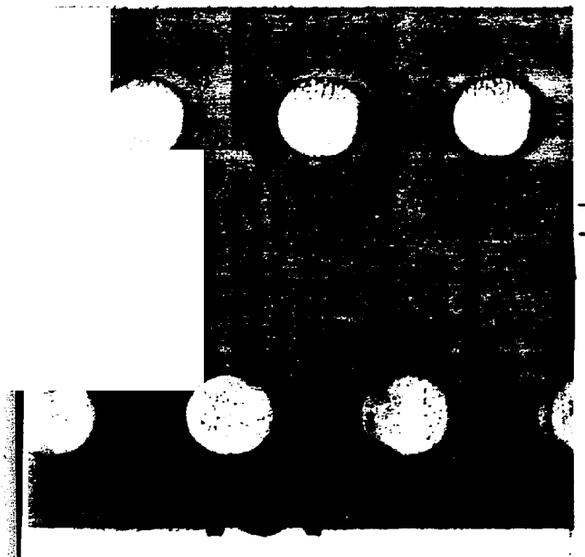
RECEIVED OF _____

FOR _____

BOOK 9722 PG 208

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 57200.00
CON TX 211.64
PRFEE 1.00
WDEED 12.00
TOTAL 224.64
CHECK 224.64

07/05/95 01 13:27 0001 8106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

007631 3
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927252