PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10670 PG 699

W & I Ref: (fh) Title No: 39298
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathy McKinney Jerry McKinney 7216 Magnolia Hills Drive Nashville, TN 37221	CTX Mortgage Company 5200 Maryland Way Suite 108 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 155-12-A-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **South Harpeth Construction Co., Inc.**hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy McKinney and spouse, Jerry 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. 22 on the Plan of Magnolia Hills of record in Book 7900, Page 782, amended in Book 7900, Page 809, Register's Office for said County.

SAID Lot No. 22 fronts 80.00 feet on the broken northeasterly margin of Magnolia Drive and extends back 150.00 feet on the broken easterly line and 100.00 feet on the westerly line to a dead line in the rear, measuring 77.95 feet thereon.

BEING part of the same property conveyed to South Harpeth Construction Co., Inc. by deed from J & J Development Co., Inc. a Corporation of record in Book 10297, Page 988, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9498, Page 329, Book 9499, Page 860, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 7216 Magnolia Hills Drive, Nashville, TN 37221

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 23rd day of October, 1997.

South Harpeth Construction Co.

BOOK 10670 PG 700

State of Tennessee
County of Davidson

On this 23rd day of October, 1997, before me the undersigned authority, personally appeared **South Harpeth Construction Co., Inc.** 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

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00

Affiant 10/24/97

Sworn and subscribed before me on the 23rd day of October, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

97 NOV -4 PM 1:15

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0366061

7419 11/04 0101 03CHECK 749.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10670 PG 701

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	
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	8.00
TOTAL	749.00
CHECK	749.00

11/04/97 01 13:20 0001 7419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366061

IDENTIFICATION REFERENCE

97 NOV -4 PM 1:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1216625