BOOK 11053 PAGE 509

STATE OF TENNESSEE
COUNTY OF Davidson

2765-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 19 98.

Notary Public

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

My Commission Expires JULY 24, 1999

Mail

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Timothy J. McKay	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS 051-00-018.00
(NAME) 808 Old Due West Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Hugh Henry Wingett Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. McKay and wife, Melissa P. McKay

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

047330 IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:56

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

2992 08/05 0101 03CHECK 422.00

This is improved property known as 808 Old Due West, Madison, TN 37115

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 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 their hand s this 6th day of July, 19 98.

The Hugh Henry Wingett Trust

Hugh Henry Wingett, Trustee

2765-H

BOOK 11053 PAGE 510

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Dorothy S. Potts, a Notary Public within and for the State and County aforesaid, personally appeared Hugh Henry Wingett and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Trustee and _____ respectively of the The Hugh Henry Wingett Trust the within named bargainor, a corporation, and that (he / they) as such Trustee and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Hugh Henry Wingett as such Trustee and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville ~~Hendersonville~~ Tennessee on this the 6th day of July, 19 98.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

File No.: 2765-H

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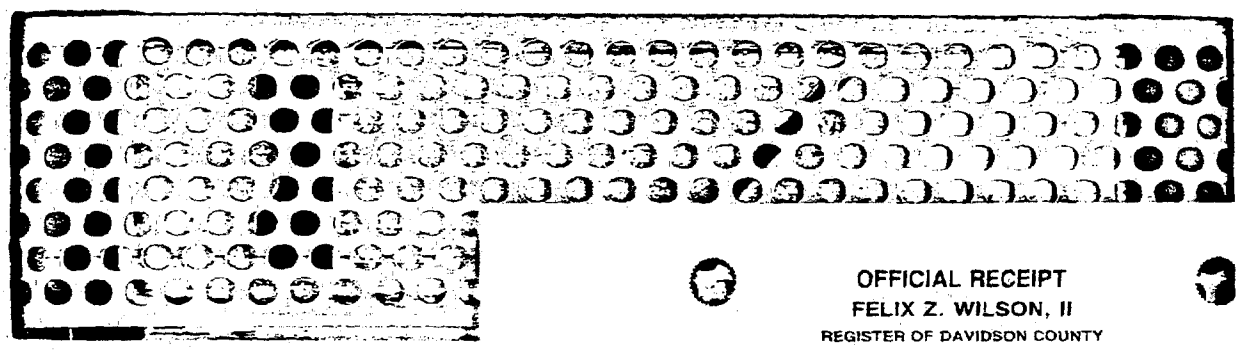
ATTACHMENT

Land in the Second Civil District of Nashille, Davidson County, Tennessee, bounded on the east and south by Old Due West Avenue, bounded on the West by Cecil E. Webb, etux property, bounded on the north by the remaining land of H.H. Wingett Trust and being more particularly described as follows:

Beginning at a point in the northwesterly margin of Old Due West Avenue, said point being 1,557 feet, more or less, from the westerly margin of Due West Avenue; thence with the northwesterly margin of Old Due West Avenue, S 00 deg. 06' 54" W 193.87 feet to the beginning of a curve to the right; thence with said curve having a central angle of 38 deg. 27' 44", a radius of 220.77 feet, a length of 148.20 feet and a chord bearing and distance of S 19 deg. 20' 46" West 145.43 feet; thence S 38 deg. 34' 38" W 16.66 feet to the beginning of a curve to the right; thence with said curve having a central angle of 63 deg. 50' 17", a radius of 108.49 feet, a length of 120.88 feet and a chord bearing and distance of S 70 deg. 29' 46" W 114.72 feet; thence N 77 deg. 35' 05" W 208.40 feet to the beginning of a curve to the right; thence with said curve having a central angle of 14 deg. 11' 56", a radius of 500.00 feet, a length of 123.91 feet and a chord bearing and distance of N 70 deg. 29' 07" W 123.59 feet; thence with a common line with the Cecil E. Webb, etux property, N 01 deg. 54' 52" E 300.65 feet; thence a common line with the remaining land of the H.H. Wingett Trust, S 89 deg. 30' 00" E 477.09 feet to the point of beginning, containing 3.856 acres, more or less, according to a survey performed by Thornton & Associates, Inc., RLS TN # 1123, dated March 12, 1998.

BEING the same property conveyed to The Hugh Henry Wingett Trust by deed from H.H. Wingett and wife, Lula Ruth Wingett, filed of record in Book 9560, page 951, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, which are of record in Book 7331, page 497, Book 7331, page 499, and Book 7331, page 501, and restrictions and building setback lines of record.



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

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 512

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

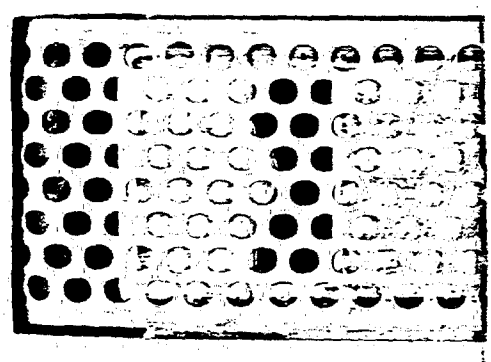
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 422.00
CHECK 422.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2992



047330
IDENTIF. # REFERENCE

98 AUG -5 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328584