After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 11453 PG. 3

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TIMOTHY J. McKAY and wife MELISSA P. McKAY**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **MELANIE M. McCOY, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot 42, Final Plat of Mulberry Downs, Phase I, as recorded in plat book 7900, pages 84-88, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy J. McKay, married, by Warranty Deed from Virginia B. Smith, Administratrix of the Estate of Clara Virginia Baker, dated March 13, 1997, recorded March 17, 1997, in Book 10381, page 596, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 7900, pages 84-88 and to covenants, conditions, or restrictions contained in instruments of record in Book 8053, page 316, Book 9892, page 939, Book 8164, page 37, and Book 8175, page 137, Register's Office for Davidson County, Tennessee.

E774 04/29 0101 03CHECK 429.10

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 27 day of April, 1999.

Timothy J. McKay

Melissa P. McKay
Melissa P. McKay

0580099
RECEIVED FOR REFERENCE
99 APR 29 AM 11:01
LL CRADDOCK, REGISTER
DAVIDSON COUNTY, TN.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Timothy J. McKay, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) and Melissa P. McKay to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 27 day of April, 1999.

Melissa McBroom
Notary Public
My Commission Expires: 03-17-2003

MELISSA Mc BROOM ★ RUTHERFORD COUNTY, TENNESSEE ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $~~108,000.00~~ 113,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of April, 1999.

Melissa McBroom
Notary Public
My Commission Expires: 03-17-2003

MELISSA Mc BROOM ★ RUTHERFORD COUNTY, TENNESSEE ★ NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: Map 050 Group 030-B Parcel 042.00

ADDRESS NEW OWNER:
Melanie M. McCoy
1017 Mulberry Way
Nashville, TN 37207

MORTGAGEE:
Crown Bank, FSB
105 Live Oaks Garden
Casselberry, FL 32707

SEND TAX BILLS TO: New Owner

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
File # 99030076

RECORDED BEST LEGIBILITY OF PHOTOGRAPHING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11453 PG. 5

0580099

IDENTIFICATION REFERENCE

99 APR 29 AM 11:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	113000.00
CON TX	418.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	429.10
CHECK	429.10

04/29/99 01 11:04 0001 8774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478689