RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(SP37918)

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37918) FILE BOX "7"

BOOK 11502 PG. 225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May, 1999

Notary Public

MY COMMISSION EXPIRES: AT LARGE

NOTARY PUBLIC DAVIDSON COUNTY, TENN. 7/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

My Commission Expires SEPT 28 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TINA COLLETTE HUFF AND KELSEY ANDREW KOCH 2109 RIVERSIDE DRIVE NASHVILLE, TN 37216	FT MORTGAE COMPANIES DBA FIRST TENNESSEE MORTGAGE COMPANY, INC. P.O. BOX 146 MEMPHIS, TN 38101	72-11-433

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,

NICKY R. MCKINNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TINA COLLETTE HUFF AND KELSEY ANDREW KOCH AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

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:

Being Lot No. 130 on the Map of Waters Place as of record in Book 332, Pages 136 and 137, Register's Office for said County.

Said Lot No. 130 fronts 50 feet on the east side of Riverside Drive and runs back between parallel lines, 160 feet to a 12 foot alley in the rear.

Being the same property conveyed to Nicky R. McKinney by deed from Estate of Robert Stephen Fluty of record in Book 10437, Page 95, Register's Office for Davidson County, Tennessee.

059435
IDENTIF. & REFERENCE
99 JUN -1 AM 10:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

2925 06/01 0101 03CHECK 319.95

Unimproved ( )
This is improved (X) property known as 2109 RIVERSIDE DRIVE, NASHVILLE, TN 37216
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 our hand this 28th day of May, 1999

NICKY R. MCKINNEY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

NICKY R. MCKINNEY

the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 1999.

Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My Commission Expires SEPT. 28, 2002

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11502 PG. 227

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

0593435

IDENTIF. & REFERENCE

99 JUN -1 AM10:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	319.95
CHECK	319.95

06/01/99 01 10:58 0001 2925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467467