THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Daniel M. McKay, et ux 2804 East Galveston Broken Arrow, OK 74014	Same as New Owner	Map 43-4 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF RUBY DELL TRAWICK, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DANIEL M. McKAY and wife, PATRICIA A. McKAY, hereinafter referred to as 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. 4 on the Scenic View Subdivision in the 4 th Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W.W. Turner Company, Engineers, on August 20, 1948, but not of record. Said lot is more particularly described as follows:

1. Starting with an iron pin located on a common line between Lots Nos. 3 and 4 in the westerly margin of Hickman Street and running thence the following courses and distance:

2. In a southwesterly direction along the westerly margin of Hickman Street a distance of 100 feet to an iron pin located on a common line between Lots Nos. 4 and 5;

3. Thence in a northwesterly direction along the common line between Lots Nos. 4 and 5 a distance of 249.8 feet to an iron pin located in a dead line;

4. Thence in a northeasterly direction along the westerly margin of Lot No. 4 a distance of 100 feet to an iron pin located on a common line between Lots Nos. 3 and 4;

5. Thence in a southerly direction along the common line between Lots Nos. 3 and 4 a distance of 249.8 feet to an iron pin and the point of beginning.

BEING the same property conveyed to Alfred Trawick and wife, Ruby Trawick, by deed from Nashville Industrial Corporation dated October 30, 1953 and filed for record in Book 2689, page 218, Register's Office for Davidson County, Tennessee. And, the said Alfred Trawick died on November 12, 1991, at which time the said property became vested in his widow, Ruby Trawick, a/k/a Ruby Dell Trawick. Ruby Dell Trawick died testate on October 2, 1998, leaving a Last Will and Testament dated July 30, 1997, which was filed for probate in the Seventh Circuit for Davidson County, Tennessee in the matter of: *The Estate of Ruby Dell Trawick, Docket No. 98P-1591*, on November 25, 1998. The said Will vests the property in Howard Ray Trawick, Patricia Ann Trawick McKay, Michael T. Trawick, Marshall T. Trawick, Mitchell T. Trawick, and Matthew T. Trawick, being all of the heirs and beneficiaries of Ruby Dell Trawick, deceased. By virtue of the Last Will and Testament of Ruby Dell Trawick, Patricia Ann Trawick McKay and Howard Ray Trawick, Co-Executors, are empowered to sell, mortgage and convey the said real property, and to execute any and all deeds or other documents of transfer.

By their signatures hereto, Patricia Ann Trawick McKay, Co-Executor and Howard Ray Trawick, Co-Executor, represent and warrant that after the sale of the real property, as above described, there will be sufficient money for the payment of all debts and obligations owing by Ruby Dell Trawick, during her lifetime or by reason of her death.

The mailing address for the said property is 106 Hickman Street, Old Hickory, Tennessee 37138.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to restrictive covenants contained in an instrument of record in Book 2689, page 218, Register's Office for Davidson County, Tennessee.

And, the GRANTOR does further covenant and bind itself, its representatives or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF RUBY DELL TRAWICK, deceased

BY: Patricia Ann Trawick McKay Co. Ex
PATRICIA ANN TRAWICK McKAY, Co-Executrix

BY: Howard Ray Trawick Co. Ex
HOWARD RAY TRAWICK, Co-Executor

"GRANTEES"

Daniel M. McKay
DANIEL M. McKAY

Patricia A. McKay
PATRICIA A. McKAY

MAIL ENV.

0619841

IDENTIF. & REFERENCE

99 JUL 28 AM 8:54

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN TRAWICK McKAY, Co-Executrix and HOWARD RAY TRAWICK, Co-Executor, of the Estate of Ruby Dell Trawick, and DANIEL M. McKAY and wife, PATRICIA A. McKAY, 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, at office, this the 26th day of July, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Daniel M. McKay
Affiant

Sworn to and subscribed before me, this the 26th day of July, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11591 PG. 514

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

06168411

IDENTIF. & REFERENCE

99 JUL 28 AM 8:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAXES .00
RECD 203.00
FEES 1.00
TOTAL 204.00
CFEE 1.00
TOTAL 203.00
CHECK 0001 BCL4

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496273