Instr:200001210007304 Page: 1 OF 2
REC'D FOR REC 01/21/2000 2:06:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $140.60

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Martin Crum and wife,	New Owner	
Tanya Crum		MAP:51-8
1253 Fembank Drive		
Madison, Tennessee 37115		PARCEL: 186
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9876]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Kevin McKenna, married** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Martin Crum and wife, Tanya Crum** (The "Grantees), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee being Lot No. 1, on the Plan of Resubdivision, of Part of Lot No. 10 Montague Subdivision, of record in Book 4885, page 52, the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin McKenna, by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 11760, page 18, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 4885, page 52, said Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 3101, page 451, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to a Deed of Trust executed by Kevin McKenna, and wife, Dottie McKenna to Robert J. Notestine, III, Trustee for Michael Leggett and wife, Yvonne Leggett. in the original sum of $35,000.00, being recorded simultaneously herewith.

This is improved property known as 305 Milliken Bend Road, Madison Tennessee 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $38,000.00.
[
[Martin Crum
Affiant
[Subscribed and sworn to before me this
[20th day of January, 2000.
[
[Donald E. Kniffen
Notary Public
[My Commission Expires: 1-25-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. DONALD E. KNIFFEN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of January, 2000.

Kevin McKenna

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 20th day of **January,** 2000, before me personally appeared **Kevin McKenna** to me known to be the persons who executed the foregoing instrument and acknowledged that **he** executed the same as **his** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this **20th** day of **January,** 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.