THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Record and Return To:
Chicago Title Insurance Company
5409 Maryland Way, Suite 120
Box 35 CTIC #00293131
Brentwood, TN 37027

Instr:200001240007786 Page: 1 OF 2
REC'D FOR REC 01/24/2000 2:07:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $199.80

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Joseph D. McKinley	(NAME) Joseph D. McKinley	(Field Book No.) No. 07DA
(STREET ADDRESS OR ROUTE NUMBER) 2601 Hillsboro Road, Unit C-1	(STREET ADDRESS) 2601 Hillsboro Road, Unit C-1	(Map) 117-3-B
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP) Nashville, TN 37212	(PARCEL) 33

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged G. Ruffin Chandler Jr. and wife, Mary L. Chandler

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Joseph D. McKinley, an unmarried person

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. C-1, Parcel No. 33 on the Plan of The Villager Condominium Apartments, Revised, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to G. Ruffin Chandler, Jr. and wife, Mary Lowry Chandler by deed from Kenneth E. Culp and wife, Mary F. Culp of record in Book 6079, Page 756, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this the 21ST day of January, 2000.

My commission expires: 20010127

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

Joseph D. McKinley
AFFIANT- Joseph D. McKinley

Marolyn D. Blankenship
Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 2601 Hillsboro Road - Unit C-1, Nashville, Tennessee 37212
improved (X)
(House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21ST day of January, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

G. Ruffin Chandler, Jr.

Mary L. Chandler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: January 27, 2001

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Ruffin Chandler, and wife, Mary L. Chandler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal at office in Brentwood Tn., this 21ST day of January, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sharon S. Dawkins
Notary Public

My Commission Expires: January 27, 2001

ENCUMBRANCES:

1. Subject to all matters shown on the Plan of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Villager Condominium Apartments of record in Book 5434, page 665, as corrected in Book 5487, page 967 and By-Laws appended thereto in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

3. Easement for right of way granted to State of Tennessee, of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.

4. Subject to rights of others in and to the common areas/elements.