L.T.
44

Davidson County DEEDWARR
Recvd: 10/30/00 13:36 2pgs
Fees:11.00 Taxes:1350.50

20001030-0107408

Bk 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Christine L. Lund
Affiant

Subscribed and sworn to before me, this 27th day of October, 2000.

Linda R. Turner
Notary Public

My Commission Expires: 3/23/02

Address New Owner As Follows:
Kenneth Ayers and wife,
Mary K. Ayers
5916 Long Meadow Road
Nashville, TN 37205

Send Tax Bills To:
PHH Mortgage Services
P. O. Box 5455
Mt. Laurel, NJ 08054

Map-Parcel Number:
Map 116-09-028
8DZ 74085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD C. MCKINNEY AND WIFE, ANN W. MCKINNEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KENNETH AYERS AND WIFE, MARY K. AYERS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald C. McKinney and wife, Ann W. McKinney by deed from Erol Ganca and wife, of record in Book 10255, page 871, Register" Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay

such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2995, page 570, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2900, page 36, Register's Office for said County.

This is improved property known as 5916 Long Meadow Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and 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 person whomsoever.

WITNESS my hand this 27th day of October, 2000.

Ronald C. McKinney
Ronald C. McKinney

Ann W. McKinney
Ann W. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD C. MCKINNEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN W. MCKINNEY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2003