Bk 44
C.L.

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 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 $40,794.80. Gaynell R McKenzie **AFFIANT** Subscribed and sworn to before me, this 21st day of March, 2001. Notary Public My Commission Expires: 4-22-2003

Address New Owners As Follows:
Gaynell R. McKenzie
4657 Woodview Circle
Old Hickory, TN 37138

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
64-4-84

Davidson County DEEDWARR
Recvd: 03/22/01 10:13 2pgs
Fees:11.00 Taxes:150.94
20010322-0027696

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, **DEBORAH L. RUE NOW KNOWN AS MCMULLIN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **GAYNELL R. MCKENZIE, UNMARRIED,** hereinafter called the Grantee, her 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. 5B, Lake Country, of record in Book 5200, page 493 and revised in Book 5800, page 351, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Deborah L. Rue now known as McMullin, by deed from T.R. Rucker, of record in Book 9482, page 543, Register's Office for Davidson County, Tennessee. Also, being the same property referenced in that certain Land Contract executed by Debbie Rue, Seller and G.R. Fulford, Buyer, of record as Instrument No. 20001002-0097145, Register's Office for Davidson County, Tennessee. Deborah L. Rue, Debbie Rue and Debbie Rue McMullin are one and the same person. G.R. Fulford is now known as Gaynell R. McKenzie.

This is not the Grantor's principal place of residence.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien but not yet due and payable. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 5200, page 493, and as revised in Book 5800, page 351, Register's Office for said County.

3. Restrictive covenants recorded in Book 6095, page 656, and in Book 6213, Page 620, Register's Office for said County.

This is improved property known as: 215 Lake Cove, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 21st day of March, 2001.

Deborah L Rue McMullin
Deborah L. Rue McMullin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH L. RUE MCMULLIN,** 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 21st day of March, 2001.



My Commission Expires: 10/25/2003