Realty
48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 12/26/01 10:23 3pgs
Fees:18.00 Taxes:597.55
20011226-0141662

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2001 between **JON R. MCKINNEY AND WIFE, CAROLYN R. MCKINNEY** of **DAVIDSON** County, Tennessee, First Parties, and **JERRY N. LEE AND WIFE, LISA H. LEE**

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, ~~NOT YET~~ DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

JON R. MCKINNEY

CAROLYN R. MCKINNEY

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JON R. MCKINNEY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of October, 2001.

Donna L. Schattel
Notary Public
Printed name: DONNA L. SCHATTEL

My commission expires: 08-06-05
(NOTARY SEAL)

DONNA L. SCHATTEL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-06-05

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CAROLYN R. MCKINNEY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of October, 2001.

DONNA L. SCHATTEL
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-06-05

My commission expires: 8-6-05
(NOTARIAL SEAL)

Donna L. Schattel
Notary Public
Printed name: DONNA L. SCHATTEL

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Jerry N. Lee
2520 Somerset Drive
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
GB&T Mortgage
3515 Wheeler Road, Bldg. A
Augusta, GA 30909

~~XXXX~~ Map 135-16-0-A Parcel 101.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 161,500.00.

(AFFIANT)

Subscribed and sworn to before me, this 17th day of December, 2001

Catherine R Vass
Notary Public
Printed Name Catherine R. Vass

My commission expires 05/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF SUBDIVISION FOR TRACTS 8, 9 & 10 OF NASHBORO VILLAGE OF RECORD IN PLAT BOOK 5200, PAGE 188, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JON R. MCKINNEY AND WIFE, CAROLYN R. MCKINNEY BY DEED FROM IONA SENECAL FAMILY PARTNERSHIP, INC., L.P., OF RECORD IN BOOK 11267, PAGE 228, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SIGNED FOR IDENTIFICATION:

JON R. MCKINNEY

CAROLYN R. MCKINNEY