41
HA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $159,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 8th day of October, 2002.

Notary Public
My Commission Expires:

My Commission Expires JAN. 29, 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/08/02 15:40 4pgs
Fees:23.00 Taxes:588.30
20021008-0122919

ADDRESS NEW OWNER:
2203 Brookvalley Ct
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Same Address
Map: 115-10-0, Parcel: 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy Ray Wilson and Anna E. Wilson, his wife, hereinafter the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Hollace McKinley and Myrna McKinley, his wife, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is (X)improved property known as 6429 Brownlee Drive, Nashville, Tennessee 37205.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: See Attached Exhibit "B"

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 8th day of October, 2002.

GRANTORS:

Timothy Ray Wilson

Anna E. Wilson by Timothy Ray Wilson, Her Attorney in Fact
Her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Timothy Ray Wilson, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 2002.

Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Timothy RayWilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna E. Wilson, as her attorney in fact and acknowledged that Timothy Ray Wilson executed the same as the free act and deed of the said Anna E. Wilson. Said Power of Attorney being recorded in Instrument #20021003012091S, Register's Office for said County and State. WITNESS my hand, at office, this 8th day of October, 2002.

Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2005

EXHIBIT "A"

Being Lot No. 95, West Meade Estates, Section One, recorded in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Ray Wilson, a married man, by Warranty Deed from The Wilson Group Real Estate, LLC, recorded in Instrument #20021003-0120914. Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
EXCEPTIONS

1. City and/or County Taxes for the year 2003 and subsequent years: A lien, not yet due or payable.
2. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.
3. Plan of record in Plat Book 2663, page 110, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants recorded in Book 2864, Page 348, Register's Office for Davidson County, Tennessee.
5. Restrictive covenants recorded in Book 3102, Page 381, Register's Office for Davidson County, Tennessee.
6. Amended Restrictive covenants recorded in Book 4503, Page 111, Register's Office for Davidson County, Tennessee.