Davidson County DEEDWARR
Recvd: 01/29/03 14:20 2pgs
Fees:13.00 Taxes:497.65
20030129-0012414

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

This instrument prepared by:
Fayette County Title
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNER:
Danyale McKinney
4264 Maxwell Road
Antioch, TN 37013

SEND TAX BILLS:
Same

Parcel#: 176-01-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES REDDICK AND MICHAEL PALMER,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **DANYALE McKINNEY, a married person,** the following described property to wit:

Land situated in Davidson County, Tennessee to wit:

Being Lot No. 159 of Peppertree Forest Subdivision, Section 16, as of record in Plat Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **JAEMS REDDICK AND MICHAEL PALMER** by Deed of record at **INSTRUMENT NO. 20021025-0130707**, in the Register's Office of Davidson County, Tennessee.

Taxes for 2003 are to be prorated and paid by the Grantee named herein.

Said conveyance is made subject to plat of record in Book 8250, page 195; subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8983, page 767, all in the Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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, his heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of

all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 22ND day of January, 2003.

JAMES REDDICK **MICHAEL PALMER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JAMES REDDICK AND MICHAEL PALMER,** named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 22ND day of January, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 7/30/06.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

AFFIANT

Subscribed and sworn to before me this the 22ND day of January, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
7/30/06.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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