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Davidson County DEEDWARR
Recvd: 02/28/03 09:42 3pgs
Fees:18.00 Taxes:740.00
20030228-0026594

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
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 $200,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2003.

Notary Public

My Commission Expires: 9/12/05

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James T. McKinley and wife, Judy C. McKinley 4712 Ashley Way Hermitage, TN 37076	SAME	Map 108-02-0-081.00 3DZ 73190

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, **CARL E. DODD AND WIFE, IMOGENE P. DODD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES T. MCKINLEY AND WIFE, JUDY C. MCKINLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 4 as shown on the Final Subdivision plat entitled "Shadybrook Subdivision, Section I", as of record in Book 2330, page 116, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (old) on the southerly right-of-way line of Elm Hill Pike (right-of-way width varies) at the northwesterly property corner of Lot No. 5 as shown on the aforementioned plat of Shadybrook Subdivision, Section I; said iron rod also being the northwesterly property corner of a tract of land conveyed to Metropolitan Nashville Airport Authority as of record in

Book 9558, page 684, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of Elm Hill Pike and with the westerly property line of said Metropolitan Nashville Airport Authority, South 24 deg. 47 min. 51 sec. West, 307.88 feet to an iron rod (old) in the northerly property line of Lot No. 1 as shown on the final subdivision plat entitled "Metro Airport Center, Section 5, Phase 4" as of record in Book 9700, page 375, Register's Office for Davidson County, Tennessee; thence with the northerly property line of Lot No. 1, North 85 deg. 42 in. 06 sec. West, passing through an iron rod (old) at 151.34 feet, for a total distance of 154.70 feet to an iron rod (new) at the southeasterly property corner of Lot No. 3 as shown on the aforementioned plat of "Shadybrook Subdivision, Section I; thence, with the easterly property line of said Lot No. 3, North 24 deg. 46 min. 59 sec. East 367.80 feet to an iron rod (old) on the southerly right-of-way line of said Elm Hill Pike thence, with the southerly right-of-way line of Elm Hill Pike South 62 deg. 56 min. 00 sec. East, 145.11 feet to the point of beginning and containing 48,971 square feet or 1.124 acres, more or less as calculated by the above courses and distances, according to a boundary survey prepared by H & H Land Surveying, Inc., Job Number 2002-1025, Michael V. Holmes, R.L.S., Tennessee No. 213, dated November 25, 2002.

Being the same property conveyed to Carl E. Dodd and wife, Imogene P. Dodd by deed from Robert Dean Poole and wife, Gloria Mahola Poole, of record in Book 4813, page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2003 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. Matters shown on the Plan of record in Book 2330, page 116, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 4878, page 170, Register's Office for Davidson County, Tennessee.

4. Matters shown on survey of H & H Land Surveying, Inc., Job Number 2002-1025, Michael V. Holmes, R.L.S., Tennessee License No. 213, dated November 25, 2002.

This is improved property known as 2911 Elm Hill Pike, Nashville, TN 37214.

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 February, 2003.

Carl E. Dodd

Imogene P. Dodd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARL E. DODD,** 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 February, 2003.

Notary Public

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IMOGENE P. DODD**, 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 February, 2003.

Notary Public

My Commission Expires: 9/24/05