WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/03 13:18 2pgs
Fees:13.00 Taxes:299.70

20030806-0111881

MAXINE F. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2003

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Cloud (NAME)	Union Planters Bank, N.A. (NAME)	MAP 034-03-B
210 Churchill Crossing (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 210
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John R. Kinnear and wife, Cloy E. Kinnear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra L. Cloud, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 210, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums, according to the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, which amends Lot 1, Churchill Crossing, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 7804, page 616, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John R. Kinnear and Cloy E. Kinnear, husband and wife, by deed of record in Instrument No. 20000113-0004737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Cloy E. Kinnear executes this Instrument as Attorney-in-Fact on behalf of John R. Kinnear pursuant to Special Power-of-Attorney of record by Instrument No. 20030806-0111880, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 210 Churchill Crossing, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons 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 hand S this 31st day of July 2003

John R. Kinnear

By: Cloy E. Kinnear
Cloy E. Kinnear, Attorney-in-fact

Cloy E. Kinnear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared CLOY E. KINNEAR to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of JOHN R. KINNEAR, as his attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said JOHN R. KINNEAR.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2003.

Commission Expires:

MAXINE F. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Maxine F. Weaver
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cloy E. Kinnear, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2003.

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 200

D. Annette Maples
Notary Public