Davidson County DEEDWARR
Recvd: 08/12/03 08:45 2pgs
Fees:13.00 Taxes:297.85
20030812-0114926

Warranty Deed

THIS INDENTURE, made and entered into this 15th day of July 2003

by and between Ellen E. Fortin, unmarried

of the first part, and Thomas McKinney, unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Antioch County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

BEING Lot No. 112-A, Zone Lot Division, Lot Nos 109-114, Chelsea of Priest Lake, of record in Plat Book 6900, Page 142, amending Section 2-A in Plat Book 6250, Page 423, 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 Archie C. Fortin and wife, Ellen E. Fortin, herein by Warranty Deed dated February 15, 2000 filed for record February 17, 2000 at Instrument No. 200002170016207, in the Register's Office of Davidson County, Tennessee. Archie C. Fortin died in Davidson County, Tennessee on or about June 16, 2001.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 142, and Restrictions of record in Book 6213, Page 806, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Ellen E. Fortin

Ellen E. Fortin

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, Joshua R. Hopkins, a Notary Public of said County and State, Ellen E. Fortin, 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 ~~15th~~ 30 day of July, 2003.

Notary Public

My Commission Expires 30 day of July, 2003

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, 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 15th day of July, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20030704/JRH
Parcel Number: 150-03-0-234.00

(FOR RECORDING DATA ONLY)

Property address 3509 Gondola Dr.
Antioch, TN 37013

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Franklin American Mortgage
501 Corporate Centre Dr. #400
Franklin, TN. 37067

This instrument prepared by: Fearnley & Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN. 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of July, 2003.

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN. 37214

Property Owner's Name and Address
Thomas McKinney
16082 State Route 170
East Liverpool, OH 43920