6866
Box 13

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/24/03 13:45 2pgs
Fees:13.00 Taxes:499.50

20031124-0170589

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **November, 2003** by and between **Carolyn W. Earman** , herein after referred to as GRANTOR, and **Patrick McKenzie and Amanda McKenzie*** herein after referred to as GRANTEE. * HUSBAND AND WIFE

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 99 on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Book 6900, pages 391-393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carolyn W. Earman by Quitclaim deed from Margaret W. Cowell and husband, Walter I. Cowell, dated March 2, 2001 and recorded in Instrument No. 20010314-0024543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Pinnacle Point, of record in Book 6900, Pages 391-393; restrictions contained in instrument of record in Book 7082, page 733, Book 7067, page 739, Book 6405, page 169, Book 7032, page 730; articles contained in instrument of record in Book 7058, page 234, Book 7097, page 158, Register's Office for said County.

This is improved/unimproved property known as: ~~670~~ 620 Mt. Hood Drive, Antioch,TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Carolyn W. Earman
Carolyn W. Earman
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Carolyn W. Earman** , 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **November, 2003.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
Patrick McKenzie and Amanda McKenzie
~~670~~ **Mt. Hood Drive, Antioch, TN 37013**
630

Send Tax Statements to:
Columbia National Inc.
7142 Columbia Gateway Dr., Columbia, MD. 21046

map and parcel--~~135-14-0-A-078.00 CO~~ 135-14A-78

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$135,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **November, 2003.**

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1024

SEND TAX BILL TO:
Columbia National, Inc.
7142 Columbia Gateway Dr.
Columbia, MD. 21046