Davidson County DEEDWARR
Recvd: 12/17/03 16:02 3pgs
Fees:18.00 Taxes:385.17

20031217-0180208

WARRANTY DEED

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Rodriguez	NEW OWNER	MAP 75-5
(NAME)	(NAME)	
204 Bonnacliff Ct.		PARCEL 76
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(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, Flora McKinnon Gutterman and Ida Leanore Gutterman Koehler and Laura Gutterman Copeland, sole heirs of the Estate of Ida R. McKinnon, a/k/a Ida Steele * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfredo Rodriguez, 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 Lot No. 863 on the Plan of Hermitage Hills, Sec. 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 87.84 feet on the northerly side of Bonnacliff Court and extends back between lines 225.0 feet on the easterly side and 185.75 feet on the westerly line to a dead line on which it measures 83.88 feet.

Being the same property conveyed to Ida R. McKinnon by deed from James Elvin West and wife, Betty M. West of record in Book 4127, Page 800, said Register's Office. The said Ida R. McKinnon a/k/a Ida R.M. Steele and Ida Steele Russell McKinnon now being deceased. The said Ida R. McKinnon a/k/a Ida R.M. Steele having been predeceased by her husband, Neil McKinnon, Jr.. Ida R. McKinnon died leaving as Sole Heirs the Grantors herein. See also Probate File #03P-1815 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3643, Page 243, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 204 Bonnacliff Ct., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Russell McKinnon

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 16th day of December, 20 03

Flora McKinnon Gutterman by Laura Gutterman Copeland, her attorney in fact
Flora McKinnon Gutterman

Laura Gutterman Copeland

Ida Leanore Gutterman Koehler by Laura Gutterman Copeland, her attorney in fact
Ida Leanore Gutterman Koehler

Laura Gutterman Copeland

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

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 Laura Gutterman Copeland, Sole Heir of the Estate of Ida R. McKinnon a/k/a Ida Steele Russell McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Sole Heir of the Estate of Ida R. McKinnon a/k/a Ida Steele Russell McKinnon and as such Sole Heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 16th day of December, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Laura Gutterman Copeland, 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 on behalf of Flora McKinnon Gutterman and Ida Leanore Gutterman Koehler, Sole Heirs of the Estate of Ida R. McKinnon, a/k/a Ida Steele Russell McKinnon as the free act and deed of the within named Flora McKinnon Gutterman and Ida Leanore Gutterman Koehler, and as such Sole Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 16th day of December, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Plat Book 3600, Page 24, said Register's Office.

Powers of Attorney of record in Instrument 20031217-0180206,
and Instrument 20031217-0180207, said Register's Office.