Davidson County DEEDWARR
Recvd: 03/15/04 15:29 2pgs
Fees:13.00 Taxes:654.90
20040315-0029492

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0401-61222

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 177,000.00.

Samuel T McKee
Affiant

Subscribed and sworn to before me, this 12th day of March, 2004.

Robert E. Johnson
Notary Public
My commission expires:

ROBERT E. JOHNSON Notary Public At Large EXP. May 30, 2007 DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel T. McKee 100 Katherine Court Goodlettsville, TN 37072	Coldwell Banker Mortgage 2001 Bishops Gate Blvd. Mount Laurel, NJ 08054	33-5-1

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jamey L. Davis and Jennifer D. Diehl, now Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel T. McKee and wife, Kathy A. McKee, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being land in Davidson County, Tennessee, being Lot 26, on the plan of Birdwell Subdivision, Phase Two, of Record in Book No. 7900, Page 762, in the Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by deed from Joel S. Birdwell to James L. Davis and Jennifer D. Diehl, dated 5-27-99, recorded 6-29-99 in Book 11547, Page 69, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 100 Katherine Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of March, 2004.

Jamey L. Davis Jennifer D. Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamey L. Davis and Jennifer D. Davis, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of March, 2004.

Notary Public

My Commission expires
5/28/2006

