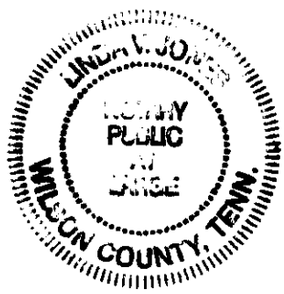
File #200450054



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00.

Mary K. McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. McKinney	AMSouth Bank	Map 62-2-A-0
(NAME) 2853 Steamboat Drive	(NAME) P.O. Box 57046	Parcel 179.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. ELLEN HINGST, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MARY K. MCKINNEY, UNMARRIED**, hereinafter called the GRANTEE, her 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 all of Lot No. 179, on the Plan of RESUBDIVISION OF RIVER TRACE ESTATES, PHASE I, SECTION 2, as shown by plat appearing of record in Plat Book 6900, Page 741, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to J. Ellen Hingst, unmarried by Warranty Deed dated May 31, 1996 of record in Book 10072, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter of Homeowners' Association of record in Book 6851, Page 363; Deed to Homeowners' Association of record in Book 7907, Page 168; Easements of record in Book 1163, Page 341, Book 2202, Page 83, Book 3959, Page 595, Book 6583, Page 698 and Book 7030, Page 798; Boundary Plat of record in Book 6250, Page 995; any and all matters shown on plat of record in Plat Book 6900, Page 741; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2853 Steamboat Drive, Nashville, TN 37214
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 03/16/04 16:20 2pgs
Fees:13.00 Taxes:410.70
20040316-0029940

Witness our hands this 12th day of March, 2004.

J. Ellen Hingst

STATE OF Tennessee

COUNTY OF Davidson

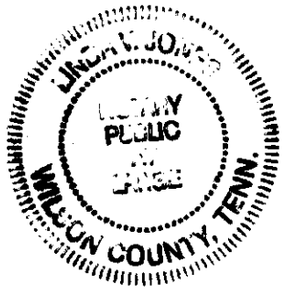
Before me, the undersigned Notary Public, personally appeared J. Ellen Hingst who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of March, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076