Davidson County DEEDWARR
Recvd: 05/07/04 15:41 2pgs
Fees:13.00 Taxes:465.83

20040507-0052504

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
330 Mallory Station Road, Suite G-24
Franklin, Tennessee 37067

FROM: John F. Croft and wife, Virginia L. Croft, Grantors
TO: Jason L. McKinney and wife, Gina L. McKinney, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Jason L. and Gina L. McKinney 1416 Calais Ct. Antioch, TN 37013	Same as Owner	150.09-0A-089.0060

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $125,900.00.

JODI MARION HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me this the 6th day of April, 2004.

My commission expires: 11/25/06

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we. John F. Croft and wife, Virginia L. Croft, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Jason L. McKinney and wife, Gina L. McKinney, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 243 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to John F. Croft and wife, Virginia L. Croft by deed from C&S Builders, Inc. of record in Book 8398, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to covenants, conditions, and restrictions of record in Book 7079, Page 472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

This conveyance is subject to any and all restrictions and easements of record.

The above-described property is improved property known as: 1416 Calais Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 6th day of April, 2004.

"GRANTORS"

John F. Croft

Virginia L. Croft

STATE OF Tennessee)
COUNTY OF Davidson)

JODY MARION HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named John F. Croft, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee this 6th day of April, 2004.

My commission Expires: 11/25/06

NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Virginia L. Croft, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee this 6th day of April, 2004.

My commission Expires: 11/25/06

NOTARY PUBLIC