Davidson County DEEDWARR
Recvd: 05/11/04 12:10 3pgs
Fees:18.00 Taxes:333.00

20040511-0053802

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of April, 2004.

NOTARY PUBLIC AT LARGE Sharon H. Gibbs My Commission Expires September 22, 2007 STATE OF TENNESSEE

Notary Public

My commission expires: September 22, 2007

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Joseph G. McKinley & Sarah A. McKinley 35040 County Road 124 Sidney, MT 59270	Same	096-16-0-A / 34

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STACY MICHELLE LADAS TANNER, a married person, ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto JOSEPH G. MCKINLEY and wife, SARAH A. MCKINLEY (collectively, "GRANTEES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants, rights in common areas, and other rights appurtenant thereto. The description of the Property is as follows:

> Land in Davidson County, Tennessee, being Unit No. 56 of the First Revision, Phase One, Section Two, Larchwood, a Planned Unit Development, of record in Plat Book 6200, page 347, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Stacy Michelle Ladas in Instrument No. 20010802-0082533, Register's Office for Davidson County, Tennessee. Stacy Michelle Ladas and Stacy Michelle Ladas Tanner are one and the same person.
>
> This is improved property located at 108 Lakebrink Drive, Nashville, Tennessee 37214.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A).

Roy Perry Tanner joins in this instrument solely in order to quitclaim to GRANTEES any and all right, title and interest he may have in the Property as spouse of GRANTOR although he claims no such interest.

WITNESS our hands this 30th day of April, 2004.

Roy Perry Tanner

Stacy Michelle Ladas Tanner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named STACY MICHELLE LADAS TANNER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2004.

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named ROY PERRY TANNER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2004.

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

wpdocs\mckinley.jim\replprop#2\warrdeed.gen 042704

TITLE EXCEPTIONS:

1. Taxes for the year 2004, not yet due and payable, which have been prorated and will be paid by GRANTEES.

2. All matters shown on Plat recorded in Book 6200, page 347, as corrected in Book 7046, page 849.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6299, page 152, as re-recorded in Book 6301, page 82, as amended in Book 6391, page 449, and in any allied instrument(s) referred to in said restrictions.

4. By-Laws of Larchwood Town Homes of record in Book 6299, page 166, as re-recorded in Book 6301, page 96.

5. Dedication of common area to Larchwood Town Homes Homeowner's Association as of record in Book 6767, page 385.

6. Articles of Incorporation of Larchwood Town Homes Homeowner's Association as of record in Book 6391, page 434, as amended in Book 6391, page 440.

EXHIBIT A