Davidson County DEEDWARR
Recvd: 05/11/04 14:05 3pgs
Fees:18.00 Taxes:384.80

20040511-0053979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00.

Affiant

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

Notary Public
My Commission Expires: September 22, 2007

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

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

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Joseph G. McKinley & Sarah A. McKinley 35040 County Road 124 Sidney, MT 59270	Same	160-14B / 146

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, N. WHITNEY JOHNS MARTIN ("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 Brentwood, 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 described as Unit No. 5850, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to N. Whitney Johns by deed of record in Book 9871, page 533, Register's Office for Davidson County, Tennessee.

This is improved property located at 5850 Brentwood Trace, Brentwood, Tennessee.

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 GRANTEES 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).

Charles Reed Martin 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. The Property is not the homestead or residence of GRANTOR or Charles Reed Martin. N. Whitney Johns and N. Whitney Johns Martin are one and the same person.

WITNESS our hands this 29 day of April, 2004.

Charles Reed Martin

N. Whitney Johns Martin

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, Brian Roussel, a Notary Public in and for said County and State, the within-named N. WHITNEY JOHNS MARTIN, 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 Las Colinas, Texas, this the 29 day of April, 2004.

Brian Z. Roussel
My Commission Expires
September 11, 2006

Notary Public
My Commission Expires: 9-11-06

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, Brian Roussel, a Notary Public in and for said County and State, the within-named CHARLES REED MARTIN, 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 Las Colinas, Texas, this the 29 day of April, 2004.

Brian Z. Roussel
My Commission Expires
September 11, 2006

Notary Public
My Commission Expires: 9-11-06

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TITLE EXCEPTIONS:

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

2. By-Laws of Brentwood Trace of record in Book 5524, page 424 and amended in Book 5537, page 988.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 5524, page 415 and amended in Book 5545, page 510.

4. All matters shown on Plats recorded in Book 5200, pages 219, 230, and 261.

EXHIBIT A