Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$272,500.00**

Paula K Erickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2004.

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/27/04 12:01 2pgs
Fees:13.00 Taxes:1008.25

20040527-0062545

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula K. Erickson	Home Finance of America	**131-6-B-40CO**
(NAME) **54 Brookhill Circle**	(NAME) 521 Plymouth Road, Suite 112	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY LEE MCINNIS AND ELIZABETH MCINNIS, BEING THE SOLE HEIRS-AT-LAW OF JOHN CAMERON MCINNIS, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA K. ERICKSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 40 on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as of record in Book 6250, page 564, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Cameron McInnis, unmarried by deed from Rosemary DeNigris, unmarried of record in Book 11264, page 933 Register's Office for Davidson County, Tennessee. The said John Cameron McInnis having died intestate on November 9, 2003, a resident of Davidson County, Tennessee, survived by his two adult daughters, being his sole heirs-at-law, Mary Lee McInnis and Elizabeth McInnis, the Grantors named herein, as evidenced by affidavits of heirship being recorded simultaneously herewith.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **54 Brookhill Circle, Nashville, TN 37215**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness our hands this 14th day of May, 2004.

Elizabeth McInnis by Mary Lee McInnis her attorney in fact
Elizabeth McInnis
By: Mary Lee McInnnis

Mary Lee McInnis
Mary Lee McInnis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lee McInnis, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Lee McInnis with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Elizabeth McInnis and being authorized to act on behalf of said person, she executed the foregoing. instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public