WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 08:19 2 pgs
Fees:13.00 Taxes:468.05
20040604-0065756

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 4/21/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew N. McKelvy (NAME)	Suntrust Mortgage (NAME)	MAP 133-11
3816 Legate Court (ADDRESS)	P. O. Box 305110, 7th Floor (ADDRESS)	PARCEL 135
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Stacy M. Poore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew N. McKelvy, 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. 154 on the Plan of Valley View Meadows, Section 2, as of record in Book 3600, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Stacy M. Poore by Warranty Deed from Robert L. Rankin and wife, Leigh A. Rankin of record in Book 11401, page 282, Register's Office for Davidson County, Tn

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Donna Shell executes this Instrument as Attorney-in-Fact on behalf of Stacy Poore pursuant to Special Power-of-Attorney of record by Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

20040604-0065755

Stacy Poore and Stacy M. Poore is one and the same person.

unimproved ( )
This is improved (X) property, known as 3816 Legate Ct, Nashville, Tn 37211
(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 my hand this 26th day of May, 2004

Stacy M. Poore
By: Stacy M. Poore
Donna Shell, Attorney-in-fact
Donna Shell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of May, 2004, before me, the undersigned, a Notary Public in and said for County and State, personally appeared Donna Swett

to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Stacy Poore

as HIS/HER attorney in fact, being authorized to do so, and acknowledged the HE/SHE executed the same as the free act and deed of the said Stacy Poore

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26, day of May, 2004.

Commission Expires:

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 22, 2007