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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/30/04 15:19 2pgs
Fees:13.00 Taxes:473.60
20040630-0078020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Brenda C Hall
Affiant

Subscribed and sworn to before me, this 25th day of June, 2004.

Notary Public
My commission expires: 03/14/05

03-0405-31979

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brenda C. Hall	Countrywide Home Loans, Inc.	142-10-B-68
514 Belle Pointe Court	7105 Corporate Drive A285	
Nashville TN 37221	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alan W. McKinney and wife, Ann G. McKinney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brenda C. Hall, hereinafter called the Grantees, their successors 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. 68 on the Plan of Belle Pointe Subdivision, Phase IV, of record in Book 6900, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alan W. McKinney, unmarried, by deed from Barry Construction Company, Inc. of record in Book 7071, Page 289, Register's Office for Davidson County, Tennessee. Alan W. McKinney, married, conveyed subject property to Alan W. McKinney and wife, Ann G. McKinney, by Quitclaim Deed of record in Book 10599, Page 911, said Register's Office. Alan W. McKinney and Ann G. McKinney conveyed subject property to Alan W. McKinney and Ann G. McKinney as equal tenants-in-common by Quitclaim Deed of record in Instrument No. 20020417-0047802, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 514 Belle Pointe Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2004.

Alan W. McKinney

Ann G. McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan W. McKinney and Ann G. McKinney, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05