This instrument prepared by:
Catherine Birmingham, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-565939**

Davidson County DEEDWARR
Recvd: 09/09/04 09:01 3pgs
Fees:18.00 Taxes:888.00
20040909-0108959

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of August, 2004**, by and between **Jessilyn Duke, a single person**, parties of the first part, and **Keri V. McInnis, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 12, BRIGHTON COURT, PHASE ONE Condominiums, as established under Master Deed of record in Book 6629, Page 532, supplemented in Book 6912, Page 158 and amended in Book 6912, Page 163 and Book 9315, Page 795, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Jessilyn Duke, a single person, by deed from Stephen Aulton White and spouse, Tracy Bryan White, recorded on November 1, 1994 in Book 9507, Page 241 in the Register's Office for Davidosn County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **117-07-0-F 012.00 CO**

X Improved OR

Unimproved property located at: **3457 Golf Club Lane, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jessilyn Duke

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jessilyn Duke, a single person** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of August, 2004.**

Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

****

Owner's Name: **Keri V. McInnis**

and Address: **3457 Golf Club Lane**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

UNION PLANTERS MORTGAGE
7130 GOODLETT FARMS PARKWAY
CORDOVA, TN 38016

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$240,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicholas Greco
Affiant

Subscribed and sworn to before me this **Thirty-first day of August, 2004.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
Notary Public

My Commission Expires: 7-19-08