FILE NO. SP43230 FILE BOX "7"

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23074-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2004. Notary Public My Commission Expires: 3/25/06

WARRANTY DEED

Address New Owner: Anna C. McKay, Robert W. McKay 4502 Nebraska Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103.04-0 Parcel No. 167.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth B. Stuhlreyer and husband Michael F. Stuhlreyer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. McKay and Anna C. McKay, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4502 Nebraska Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2004.

Elizabeth B. Stuhlreyer

Michael F. Stuhlreyer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth B. Stuhlreyer and husband Michael F. Stuhlreyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/09/04 14:36 2pgs
Fees:13.00 Taxes:969.40

20040909-0109237

EXHIBIT "A"

Land in Davidson County, Tennessee being the westerly 30 feet of Lot No. 8 and the easterly 40 feet of Lot No. 9 of Block 12, on the Map of a Part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee

Said part of Lot No. 8 and Lot No. 9 adjoin and front together 70 feet on the northerly margin of Nebraska Avenue and extends back between parallel lines, 160 feet to a dead line in the rear.

Being the same property conveyed to Elizabeth B. Stuhlreyer and Michael F. Stuhlreyer by Deed dated 7/23/98 from Fredrick N. Kewley etux Catherine M. Kewley of record in Book 11037, page 937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.