Davidson County DEEDWARR
Recvd: 12/03/04 11:35 2pgs
Fees:13.00 Taxes:473.60

20041203-0144226

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 2004** by and between **Tracy L. Abney** , herein after referred to as GRANTOR, and **Julie McKay** [redacted], herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 26 (previously erroneously recorded as Unit No. 114) on the Plan of Villages of Brentwood Townhomes, Phase VIII, Section II, of record in Book 7900, page 57, amending Book 6200, page 769, said Register's Office.

This conveyance is made subject to the following: Restrictive Covenants of record in Book 7231, page 789 as amended in Book 7582, page 816, said Register's Office; Charter of record in Book 6158, page 352 as amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, said Register's Office; Declaration of Annexation of record in Book 7582, page 816, said Register's Office; Quitclaim Deed for open space of record in Book 7663, page 928, said Register's Office.

Being the same property conveyed to Tracey L. Abney by Warranty Deed from Edith I. Sullivan, an unmarried person, dated May 16, 2003, recorded May 29, 2003, of record in Instrument 20030529-0072632, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5260 Village Way, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Tracy L. Abney
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Tracy L. Abney** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **November, 2004.**

SUSAN D. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES JUNE 16, 2007

My Commission Expires:

Name and Address of Property Owner:
Julie McKay and Nancy J. Coote
5260 Village Way, Nashville, TN 37211

Send Tax Statements to:
Nashville Bank ofCommerce
P.O. Box 30046, Durham, NC 27702

Map & Parcel 161.11-OE-001.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$128,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 2004.**

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-507