This instrument prepared by:
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(615) 371-8999

File No.: **2120-667837**

PICK-UP

Davidson County DEEDWARR
Recvd: 01/04/05 11:21 3 pgs
Fees:18.00 Taxes:844.34
20050104-0001092

WARRANTY DEED

THIS INDENTURE, made and entered into this **Nineteenth day of November, 2004**, by and between **Iphigenia Rose, unmarried**, parties of the first part, and **Eric V. McKinney and Angie L. McKinney**, 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:

Being the westerly one-half of Lot No. 66, on the Plan of WEST END ANNEX, as shown on plat of record in Plat Book 332, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book **332**, Page No.: **61** or Instrument No.: in said Register's office.

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

Parcel ID # **103-04-0 359.00**

x Improved OR
Unimproved property located at: **4110 Nebraska Ave., Nashville, Tennessee 37209**

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.

667837

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.

Iphigenia Rose by Richard Crane Dtg. in fact

On this 19th day of November 2004, before me personally appeared Richard Crane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Iphigenia Rose, and who acknowledged that such person executed the same as the free act and deed of Iphigenia Rose.

NOTARY PUBLIC AT-LARGE WILLIAMSON COUNTY, TENN.

STATE OF **TN**

COUNTY OF **WILLIAMSON**

~~Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared~~ **Iphigenia Rose, unmarried** ~~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 **Nineteenth day of November, 2004.**

Notary Public

My Commission Expires: _____

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Owner's Name: **Eric V. McKinney and Angie L. McKinney**

and Address: **4110 Nebraska Ave.**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First TN Home Loans
2525 West End Avenue Suite
400
Nashville, TN 37203

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 $**228,200.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Nineteenth day of November, 2004.**

Notary Public

My Commission Expires: 3-10-07