Davidson County DEEDWARR
Recvd: 02/04/05 15:19 2 pgs
Fees:13.00 Taxes:488.40

20050204-0013510

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$132,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF January, 2005.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim McKenzie 412 Montego Cove Hermitage, TN 37076	new owner	Map 98-05 Parcel 99

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John R. Paris and wife, Peggy Ruth Warren Paris

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kim McKenzie, unmarried

Hereinafter called the grantees, their heirs 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. 223 ON THE PLAN OF LAKE PARK, SECTION 6, OF RECORD IN BOOK 4885, PAGE 176, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 223 FRONTS 44.13 FEET ON THE SOUTHERLY SIDE OF MONTEGO COVE AND EXTENDS BACK 143.35 FEET ON THE WESTERLY LINE AND 160.27 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 177.96 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. PARIS, AN UNMARRIED PERSON, BY DEED FROM JON MICHAEL OGG, A SINGLE PERSON, DATED JANUARY 28, 1983, AND OF RECORD IN BOOK 5993, PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO JOHN R. PARIS, AND WIFE, SANDRA GAYLE PARIS BY QUITCLAIM DEED FROM JOHN R. PARIS, DATED DECEMBER 16, 1987, AND OF RECORD IN BOOK 7428, PAGE 376, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO JOHN R. PARIS BY QUITCLAIM DEED FROM SANDRA GAYLE PARIS, DATED JULY 23, 1991, AND OF RECORD IN BOOK 8406, PAGE 62, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN JOHN R. PARIS, AND WIFE, PEGGY RUTH WARREN PARIS BY QUITCLAIM DEED FROM JOHN R. PARIS, DATED SEPTEMBER 10, 1997, AND OF RECORD IN BOOK 10607, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4885, Page 176, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5057, Page 431, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 412 Montego Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 31st day of January, 2005.

John R. Paris

Peggy Ruth Warren Paris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John R. Paris and wife, Peggy Ruth Warren Paris, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076