THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 02/09/05 10:47 3 pgs
Fees:18.00 Taxes:329.30
20050209-0015085

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
JEFFREY L. MCKAY 745 BENTON AVENUE NASHVILLE, TN 37204	Same	061-15-0-154.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKIE DEAN HARDIN, SR. and JOE RANDALL HARDIN, Heirs at Law of Mallie Louise Rippy Hardin,** have this day bargained and sold, and do hereby transfer and convey unto the said **JEFFREY L. MCKAY**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 of Block "B" on the Resubdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, pages 56 & 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bennie E. Hardin and wife, Mallie Louise Hardin by Warranty Deed from Betty A. Hardin, a divorced woman dated October 1, 1966, of record in Book 4064, page 710, Register's Office for Davidson County, Tennessee. Bennie E. Hardin and wife, Mallie Louise Hardin are now deceased.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $89,000.00.
Subscribed and sworn to before me, _____ Affiant
this 19th day of January, 2005.
My Commission Expires: _____ _____ Notary Public

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

This is improved property located at 1115 Sunnymeade Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 11th day of January, 2005.

Jackie Dean Hardin, Sr.
JACKIE DEAN HARDIN, SR.

Joe Randall Hardin
JOE RANDALL HARDIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **JACKIE DEAN HARDIN, SR.**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of January, 2005.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/22/08

STATE OF NEW YORK
COUNTY OF Oneida

Personally appeared before me, a Notary Public in and for said County and State, **JOE RANDALL HARDIN**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rome, New York, this the 11th day of January, 2005.

Melissa L. Hallenbeck
NOTARY PUBLIC

My Commission Expires: 1-3-2006

MELISSA L. HALLENBECK
Notary Public In The State Of New York
Qualified In Oneida Co., No. 01HA6035646
My Commission Expires 1-3-2006