Davidson County DEEDWARR
Recvd: 05/03/05 12:23 2 pgs
Fees:13.00 Taxes:320.05
20050503-0049240

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WARRANTY DEED

This Indenture made this **21st** day of **April, 2005** between **ALTHEA HARDING*,** GRANTOR, and **LORENZO C. HINES and SONIA K. HINES, husband and wife ,** as GRANTEEs

*** only child and sole heir at law of Clifford L. McKissack**

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being the northerly 3/4 of Lot No. 5, G. T. Sheegog Subdivision at Bordeaux, Block 1, as of record in Book 421, Page 191, Register's Office, Davidson County, Tennessee.

Said northerly 3/4 of Lot No. 5 fronts 75 feet on the westerly margin of South Hamilton Road and runs back 284 feet more or less on the southerly line and 279 feet more or less on the northerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Clifford L. McKissack et ux Joyce McKissack by Warranty Deed from H. F. Dalton et ux Katherine J. Dalton of record in Book 4647, Page 870, filed for record on October 19, 1972, Register's Office for Davidson County, Tennessee.

Clifford L. McKissack died intestate November 22, 2003.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 421, Page 191; and any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **21st** day of **April, 2005.**

Althea Harding, Administratrix
ALTHEA HARDING, Administratrix

Althea Harding
ALTHEA HARDING, Individually

****I Althea Harding, Administratrix of the estate of Clifford L. McKisscack, join in this conveyance for the express purpose of conveying all of my right, title and interest if any to the Grantees, their heirs and assigns.**

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALTHEA HARDING,* the bargainor(s) 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 and official seal this 21st day of April, 2005. ***Individually and as Administratrix for the Estate of Clifford L. McKissack**

NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES: March 22, 2008**

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $86500

Affiant

Subscribed and sworn before me this 21st day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-06

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
LORENZO C. HINES
1915 S. HAMILTON ROAD
NASHVILLE, TN 37218

Send Tax Bills to:
Southstar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, GA 30350

Map & Parcel Number:

070.13-0-056.00