Davidson County DEEDWARR
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Fees:13.00 Taxes:194.62
20050510-0052867

This instrument prepared by:
JAMES W. CHAMBERLAIN
Attorney at Law
105 Court Square - P.O. Box 98
Lafayette, TN 37083

MAP: _____
PARCEL: 147030B016.00
GROUP: _____

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

KIMBERLY DANIELLE DAY
370 Wallace Road, Apt. F-1
Nashville, TN 37220

SEND TAX BILLS TO:

S A M E

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND SIX HUNDRED and 00/100 ($52,600.00) DOLLARS, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which is hereby acknowledged in full, we, A.C. MINCHEY and wife, B.K. MINCHEY, have bargained and sold, and by these presents do transfer and convey unto KIMBERLY DANIELLE DAY, her heirs and assigns, a certain tract or parcel of property in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, to wit:

Unit No. F-1, of Southern Hills condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to A.C. Minchey and wife, B.K. Minchey by Deed in Lieu of Foreclosure from Vickie Denise Hill, dated October 22, 2004, and recorded as Instrument Number 20041216-0149813 in the Register's Office, Davidson County, Tennessee.

Possession of property shall be given to Grantee with deed.

2005 County taxes to be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said KIMBERLY DANIELLE DAY, her heirs and assigns, forever. And we do covenant with the said KIMBERLY DANIELLE DAY, 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, except for applicable building and zoning regulations, all visible, utility, and drainage easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said land to KIMBERLY DANIELLE DAY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 9th day of May, 2005.

A C Minchey
A.C. MINCHEY

B.K. Minchey
B.K. MINCHEY

STATE OF TENNESSEE)
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A.C. MINCHEY and wife, B.K. MINCHEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Lafayette, Tennessee, this 9th day of May, 2005.

James W. Chamberlain
NOTARY PUBLIC

JAMES W. CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

My Commission Expires: 7/11/2008

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $52,600, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kimberly D. Day
AFFIANT

Subscribed and sworn to before me this the 9th day of May, 2005.

James W. Chamberlain
REGISTER OR NOTARY PUBLIC

JAMES W. CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

My Commission Expires: 7/11/2008

jl/5908