REALTY TITLE 15
BOX 48A

Davidson County DEEDWARR
Recvd: 05/17/05 11:48 2 pgs
Fees:13.00 Taxes:549.45

20050517-0055506

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2005.

Notary Public
My commission expires: 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0505-150277

Address of New Owner:	Send Tax Bills to:	Tax Information
Shirley A. Key	1st Trust Bank for Savings	53-16-173
509 Wilma Court	P.O. Box 17257	
Old Hickory TN 37138	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gina Deann Haynes, now Gina Deann Coffee, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley A. Key, hereinafter called the Grantees, their successors 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 42, King Court Subdivision, of record in Plat Book 7900, page 958, amended in Book 9705, page 872 and Book 10159, page 42, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gina Deann Haynes by deed from Charles E. Rhoten and wife, Carole Rhoten, of record in Deed Book 9682, page 318, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Wilma Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this ~~13th~~ 16 Rt day of May, 2005.

Gina Deann Haynes Coffee

Gina Deann Haynes Coffee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Deann Haynes Coffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this ~~13th~~ 16 Rt day of May, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON