Davidson County DEEDWARR
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Fees:13.00 Taxes:207.02
20050526-0059664

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nancy D. Minchey 608 Emily Drive Goodlettsville, TN 37072	Same as New Owner	Map 43-02-O-A Parcel 106.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LOREDA J. DENNY a/k/a LOREDA JEAN DENNY, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto NANCY D. MINCHEY, hereinafter referred to as the "GRANTEE", her 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. 106, Unit D, on the Plan of Cedarwood Courtyard Homes as of record in Book 5200, pages 60 and 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Loreda J. Denny by deed from Teresa Munson, unmarried, Kandi Heckler, now Whited and husband, James Whited, of record in Book 9815, page 481, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 106 Cedarwood Lane, Unit D, Madison, TN 37115.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 5200, pages 60 and 61, said Register's Office.

3. Subject to By-Laws and Restrictions for Cedarwood Courtyard Homes of record in Book 5302, page 546, Book 5307, page 231, Book 5495, page 661, Book 5669, page 132, Book 6053, page 422, Book 6216, page 434, Book 6707, page 216, Book 9010, page 503, and Book 9010, page 505, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

SUSAN DENNY McDANIEL executes this Warranty Deed as Attorney-in-Fact for LOREDA JEAN DENNY a/k/a LOREDA J. DENNY, under a Power of Attorney of record in Instrument No. 20050502-0048573, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

LOREDA J. DENNY a/k/a LOREDA JEAN DENNY
BY: SUSAN DENNY McDANIEL, Attorney In Fact

"GRANTEE"

NANCY D. MINCHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of May, 2005, before me, personally appeared SUSAN DENNY McDANIEL, Attorney In Fact, to me known to be the person who executed the foregoing instrument on behalf of LOREDA JEAN DENNY a/k/a LOREDA J. DENNY, a single woman, and acknowledged that she executed the same as the free act and deed of the said me known to be the person who executed the foregoing instrument on behalf of LOREDA JEAN DENNY a/k/a LOREDA J. DENNY.

WITNESS my hand and official seal this the 25th day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY D. MINCHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,950.86.

Affiant

Sworn to and subscribed before me, this the 25th day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE