This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 06/03/05 10:55 2 pg
Fees:13.00 Taxes:610.50
20050603-0063284

WARRANTY DEED

THIS INDENTURE, made this 19 day of April , A.D., 20 05 , by and between

Murray S. McKinlay An unmarried person

First Parties, and

Timothy Casey Hord and Laura E. Paxson, joint tenants with rights of survivorship

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 11191, PAGE 954, ID# 136-05-37, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 55 AS SHOWN ON THE PLAT OF SECTION THREE OF BAYVIEW, OF RECORD IN PLAT BOOK 9700, PAGE 685, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Timothy Casey Hord
209 Winward Ct
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
CTX Mtg
P.O. Box 199113
Dallas, TX 75219

PROPERTY ADDRES: 209 Winward Ct., Nashville, TN 37217

Map & Parcel: 136-05-37

CLT # _____

BEING THE SAME PROPERTY CONVEYED TO MURRAY S. MCKINLAY BY DEED FROM NVR INC., A VIRGINIA CORPORATION SUCCESSORS BY MERGER TO NVR HOMES INC., A VIRGINIA CORPORATION t/a RYAN HOMES, A VIRGINIA CORPORATION OF RECORD IN BOOK 11191, PAGE 954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MR-GM-213991

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Murray S McKinlay x _____

Murray S. McKinlay

✓STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Murray S. McKinlay An unmarried person, 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, at office, this 19th day of April, 20 05.

✓ Gary L Hudson Notary Public

My Commission Expires: 1/24/09

GARY L. HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 165,000.00. Affiant Lucy Mangum.

Subscribed and sworn to before me this 31 day of May, 20 05.

My Commission Expires: 6/5/05

Daphne Barnes

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

MR-GM-213991