Davidson County DEEDWARR
Recvd: 06/29/05 08:57 3 pgs
Fees:18.00 Taxes:185.00

20050629-0074559

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of June, 2005, by and between KATHEREN S. CHINN, UNMARRIED, hereinafter called Grantor, and TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KATHEREN S. CHINN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 129 MCKINLEY STREET, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

KATHEREN S. CHINN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KATHEREN S. CHINN, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 27th day of **June, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE
2433 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

129 MCKINLEY STREET
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

TINNON W. MEDLEY and BETTYE S. MEDLEY
2433 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072

Map & Parcel #: MAP 34-13, PARCEL 120

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of **June, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7608

EXHIBIT 'A'

Land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of East Lawn, a subdivision of part of Edgemeade Farm, of record in Plat Book 547, Pages 153 and 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Virgil W. Jellison and Katheren Schilling, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from John R. McMillen, Trustee, of record in Book 7289, page 404, Register's Office for Davidson County, Tennessee. The said Virgil W. Jellison having subsequently conveyed all of his right, title and interest in and to said property to Katheren S. Chinn and husband, Larry K. Chinn by Quitclaim Deed, of record in Book 8728, page 626. Katheren Schilling, being one in the same person as Katheren S. Chinn, joined in said Quitclaim Deed as a grantor. Larry K. Chinn having since died September 21, 2001, title vests solely in Katheren S. Chinn as surviving tenant by the entirety.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCEL 120).

2. All matters as set forth on the Plan of East Lawn, a subdivision of part of Edgemeade Farm, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions as contained in deed of subject property from C. T. McClanahan and wife, Maude F. McClanahan to James R. Jones and wife, Gayle D. Jones, of record in Book 5462, page 444, Register's Office for Davidson County, Tennessee.