Davidson County DEEDWARR
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Fees:13.00 Taxes:92.50
20050706-0077205

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2789A

ADDRESS NEW OWNER:
Matt McKinney
441 Harding Place C-2
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Mary F. McGowan
6628 Nolensville Road
Brentwood, TN 37027

MAP **147.03**
GROUP **A**
PARCEL **42.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin H. James, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Matt McKinney, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> UNIT C-2, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, 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 Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.
>
> SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.
>
> Being the same property conveyed to Edwin H. James by deed from Harding Manor Associates dated July 1, 1983, of record in Book 6104, page 948, Register's Office for County, Tennessee.

This is improved property known as 441 Harding Place C-2, Nashville, Tennessee 37211. Possession is to be given on June 30, 2005.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of June, 2005.

Edwin H. James

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Edwin H. James, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2005.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2005.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08