Davidson County DEEDWARR
Recvd: 07/12/05 12:01 2 pgs
Fees:13.00 Taxes:804.75

20050712-0080565

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,500.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 2005

Doris Coley
Notary Public

COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Dopp (NAME)	JPMorgan Chase Bank, N.A. (NAME)	MAP 017
1408 Union Hill Road (ADDRESS)	P. O. Box 47020 (ADDRESS)	PARCEL 203.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Doraville, GA 30362 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven M. McKinney and wife, Jill A. McKinney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Dopp

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2 on the Final Plat of Billy Bales Lots, of record in Book 11190, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Steven M. McKinney and wife, Jill A. McKinney by Warranty Deed from Billy B. Bales and wife, Sadie Bales, dated July 20, 2000, of record by Instrument No. 20000721-0072026 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1408 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 6th day of July, 2005

Steven M. McKinney

Jill A. McKinney

STATE OF Texas
COUNTY OF Ector

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven M. McKinney and wife, Jill A. McKinney

the bargainor s, 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 and official seal at , this 6th day of July 2005.

Commission expires 2-15-09

Sherry L. Reiley
Notary Public

SHERRY L. REILEY
MY COMMISSION EXPIRES
February 15, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said, as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public