Davidson County DEEDWARR
Recvd: 08/04/05 08:08 2 pgs
Fees:13.00 Taxes:509.68

20050804-0091435

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,750.00

Affiant

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 02/22/09

03-0506-32894

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard M. Kinney, Jr. 6355 Columbia Avenue Nashville TN 37209	Sun Trust Mortgage P.O. Box 79041 Baltimore, MD 21279-0041	091-13-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert E. Margo, Executor of the Estate of Robert N. Margo, aka Robert Norman Margo, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard M. Kinney, Jr., hereinafter called the Grantees, their successors 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. 3 of Block "G", on the Plan of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Norman Margo (nee Marguglio) and wife, Rita Earhart Margo by Warranty Deed from W.M. Christian and W.E. Batey, dated March 7, 1955, of record in Book 2345, Page 583, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Norman Margo, by Quitclaim Deed from Robert Norman Margo and wife, Rita Earhart Margo, dated July 23, 1997, of record in Book 10540, Page 923, Register's Office for Davidson County, Tennessee. Robert Norman Margo having since died, Order Closing Estate of record in Docket No. 04P-1418, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6355 Columbia Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of July, 2005.

Robert E. Margo, Executor

Robert E. Margo Executor of the Estate
of Robert N. Margo, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Margo, Executor of the Estate of Robert N. Margo, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 29th day of July, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09