Davidson County DEEDWARR
Recvd: 08/25/05 16:21 2 pgs
Fees:13.00 Taxes:349.65
20050825-0102013

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Todd R. & Bethena McKinney
4344 Central Valley Road
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MORTGAGEE
N/A

MAP 87-13
GROUP
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clint Granstaff, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Todd R. McKinney and wife, Bethena Nabaa McKinney,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19, on the Plan of Central Valley Forrest, as shown on plat of record in Plat Book 5800, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Clint Granstaff in Instrument 20001006-0099466 recorded 10-06-2000, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 5800, Page 72, restrictions in Book 5903, Page 660, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of August, 2005.

Clint Granstaff

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clint Granstaff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of August, 2005.

NOTARY PUBLIC

WILSON COUNTY TAMMY LYNN SEXTON NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 7-13-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $94,500.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006