Davidson County DEEDWARR
Recvd: 08/26/05 15:12 2 pgs
Fees:13.00 Taxes:795.50
20050826-0102624

WARRANTY DEED

G-FCP-05-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires JAN. 24, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney B. McKinney	ABN AMRO Mortgage Group, Inc.	
1000 9th Avenue North	(NAME) 2600 W. Big Beaver Road	82-13A-9.00 C0
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Troy, Michigan 48084	82-13A-9.00 C0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARA MARIA BREWTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODNEY B. MCKINNEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-1, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NO. 5 & 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO.20020718-0086526,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO.20011121-0128062, AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LARA MARIA BREWTON BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 10TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030110-0004686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20020718-0086526; Book 9183, Page 130; Book 11625, Page 280; Inst. No. 20020425-0051069; Inst. No. 20011121-0128062; Inst. No. 20021212-0153656; Inst. No. 20011130-0131873; Book 6120, Page 475; and Inst. No. 20030110-0004689; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1000 9th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of August, 2005.

Lara Maria Brewton by

Lara Maria Brewton by Tim King as Attorney in Fact

Tim King AIF

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tim King, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Lara Maria Brewton and acknowledged that he/she executed the same as the free act and deed of the said Lara Maria Brewton.

Witness my hand and official seal at Nashville, TN
on this the 23rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

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

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903