Davidson County DEEDWARR
Recvd: 09/08/05 13:46 2 pgs
Fees:13.00 Taxes:949.61

20050908-0108209

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $256,650.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2005.

Notary Public
My commission expires: 9/4/08

02-0509-44231

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Ikard	Countrywide Home Loans, Inc.	042-07-0-109.00
417 Nesbitt Lane	3011 Armory Dr. Ste 120	
Madison TN 37115	Nashville, TN 37204	

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, Dorothy S. McKinney, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Ikard, unmarried, 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 Nos. 72 and 73 on the Plan of Section II, Madison Meade, of record in Book 3700, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James R. McKinney and wife, Dorothy S. McKinney by deed from Jefferson C. Pennington and wife, Beverly B. Pennington, dated September 5, 1975, of record in Book 4949, Page 221, Register's Office for Davidson County, Tennessee. The said James R. McKinney died on 3/24/93 leaving Dorothy S. McKinney as surviving tenant by the entirety. Bradley S. McKinney executes this document on behalf of Dorothy S. McKinney pursuant to Power of Attorney being recorded simultaneously herewith.
>
> 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 417 Nesbitt Lane, Madison, TN 37115

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 2nd day of September, 2005.

Dorothy S McKinney by Bradley S McKinney Attorney in Fact

Dorothy S. McKinney by ~~Bradley~~ S. McKinney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bradley S. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Dorothy S. McKinney, and that he is authorized by Dorothy S. McKinney, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 2nd day of September, 2005.

Notary Public

My commission expires: 9/11/25