Davidson County DEEDWARR
Recvd: 09/27/05 08:25 2 pgs
Fees:13.00 Taxes:429.20
20050927-0115664

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Leonard C McKinney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2005

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires:
11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LEONARD C. MCKINNEY	ELECTRIC SERVICE CREDIT UNION	Map:150-5-173 Parcel:
(NAME) 2805 DESPLANE DRIVE	(NAME) 1214 CHURCH STREET	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37217	(ADDRESS) NASHVILLE, TN 37246	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 05090023

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ESTATE OF DORIS B. MCKINNEY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LEONARD C. MCKINNEY , a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 761, as shown on the map entitled Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page(s) 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frances Brown by deed of record in Book 7880, page 226, said Register's Office, the said Doris B. McKinney being the sole heir at law of Frances Brown, the said Doris B. McKinney having since died. The Will of Doris B. McKinney of record in Docket No. 05P-206, Volume 5767/1790610, Davidson County Probate Clerk's Office appoints Felicia Gooch as Executrix of the Estate with power to sale.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1) Matters shown on the Plan of record in Book 4460, page 44, said Register's Office.
2) Restrictive Covenants contained in instrument of record in Book 4549, page 802, said Register's Office.

This is improved property known as 2805 DESPLANE DRIVE, Nashville, Tennessee 37217

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 26th day of September, 2005

Felicia Gooch

ESTATE OF DORIS B. MCKINNEY, by
FELICIA GOOCH, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FELICIA GOOCH, EXECUTRIX, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 26th day of September, 2005.

Brandy K. Pirk

NOTARY PUBLIC

My Commission expires: 11.25.06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 200