Davidson County DEEDWARR
Recvd: 12/02/05 14:53 3 pgs
Fees:18.00 Taxes:1480.00
20051202-0145328

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Theresa G. Payne **4345 Chickering Lane** **Nashville, TN 37215**	**Same**	**Map 130 Group 12A** **Parcel 32CO**

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stanley R. McMinn, married and Todd C. McMinn, unmarried, as tenants in common** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Theresa G. Payne,** (The "Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129 and corrected in Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stanley R. McMinn, married, and Todd C. McMinn, unmarried, by Warranty Deed from Mertech Realty, a Tennessee General Partnership, dated June 1, 2005, of record in Instrument NO. 20050601-0061631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years constitute a lien, but are not yet due and payable.
2. The Plan of record in Plat Book 6250, pages 128 and 129 and corrected in Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, shown as Owner's Certificate, certain notes, setback lines and easements.
3. Restrictive Covenants, of record in Book 6377, page 18, and re-recorded in Book 6545, page 799, amended in Book 8990, page 50, Book 11298, page 935, and Instrument Number 20010629-0068967, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 6377, page 33 and re-recorded in Book 6545, page 815, and amended in Book 7663, page 468, Book 8919, page 45, Register's Office for Davidson County, Tennessee.
5. **Water Main and Appurtenances easement of record in Book 6434, page 786,** Register's Office for Davidson County, Tennessee.
6. Sanitary Sewers and/or Storm Drainage Easement in Book 6548, page 98, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewers and/or Storm Drainage Easement of record in Book 6581, page 77, Register's Office for Davidson County, Tennessee.
8. Sanitary Sewers and/or Storm Drainage Easement of record in Book 6581, page 80, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1108, page 379 and Book 2296, page 303, Register's office for Davidson County, Tennessee.
10. Charter of record in Book 6493, page 884, and amended in Book 7545, page 405 and Book 7841, page 73, Register's Office for Davidson County, Tennessee.
11. Deed of Conveyance, of record in Book 6932, page 89 and Book 6932, page 133, Register's Office for Davidson County, Tennessee.

This is improved property commonly Lot 32, Inveraray, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 1st **day of** DECEMBER**, 2005.**

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of DECEMBER, 2005.

STANLEY R. MCMINN

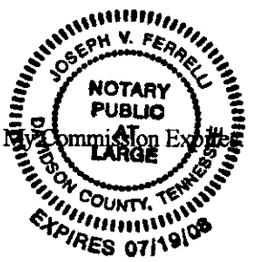
TODD C. MCMINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of DECEMBER, 2005 before me personally appeared Stanley R. McMinn and Todd C. McMinn, to me known to be the persons described in and who executed the foregoing instrument, and who

acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 1ST day of DECEMBER, 2005.



Joseph V. Ferrelli

Notary Public

My Commission Expires: _____