Davidson County DEEDWARR
Recvd: 12/09/05 11:19 2 pgs
Fees:13.00 Taxes:392.57

20051209-0148171

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $106,100.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2005.

Notary Public
My commission expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0510-62534

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony D. Josue 4108 Hunting Dr. Hermitage TN 37076	New Owner	086-10-0-062.00

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, William J. McKinley, III, and wife, Sharon L. McKinley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony D. Josue and wife, Cari L. Josue, 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 No. 70, on the Plan of Chapelwood, Section 2, of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen R. McConnell and wife, Charlotte R. McConnell and William J. McKinley, Jr. and wife, Margrit L. McKinley by deed from Griffin & Griffin Construction Co., a partnership, dated September 20, 1979, of record in Book 5504, Page 833, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William J. McKinley, III, and wife, Sharon L. McKinley by Quitclaim Deed from Stephen B. McConnell and wife, Charlotte M. McConnell, dated February 10, 1983, of record in Book 6005, Page 70, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William J. McKinley, III, and wife, Sharon L. McKinley by Quitclaim Deed from Margrit L. McKinley, unmarried, dated July 7, 1995, of record in Book 9729, Page 714, Register's Office for Davidson County, Tennessee.

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 4108 Hunting Dr., Hermitage, TN 37076

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 21st day of November, 2005.

William J. McKinley, III,

Sharon L. McKinley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. McKinley, III, and Sharon L. McKinley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 21st day of November, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006