This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050830

Davidson County DEEDWARR
Recvd: 01/09/06 13:47 2 pgs
Fees:13.00 Taxes:651.20
20060109-0003018

Send Tax Bills To:
America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302-1613

New Owner is:
Ashley Mckinnon
1216 Greenland Avenue
Nashville, TN 37216

MAP: 61-16
PARCEL: 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael S. Raby and wife, Bonita L. Raby**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ashley McKinnon, an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in the 11th Civil District of Davidson County, Tennessee, described as follows to-wit:

Being part of Lot No. 3 on the Plan of the Subdivision of the Dr. William Williams Land, as of record in Plan Book 2, Page 128, Chancery Court of Davidson county, Tennessee, described as follows:

Beginning in the center of Greenland Avenue, at the N.E. corner of Lot No. 36 on the Plan of Subdivision of the westerly part of said Lot No. 3 as of record in Book 421, page 40, Register's Office for said County; thence with the easterly line of said Lot No. 36 southerly 440 feet to the southerly line of original Lot No. 3; thence with said line easterly 297 feet to Agree's S.W. corner; thence with Agree's westerly line, northerly 440 feet to the center of said Avenue; thence with the center of said Avenue westerly 297 feet to the beginning and containing 3 acres, more or less.

Being the same property conveyed to Michael S. Raby and wife, Bonita L. Raby by Warranty Deed from Ethel Smith Barrett of record in Book 7815, Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MR BR
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of January, 2006

GRANTOR:

Michael S. Raby

Bonita L. Raby

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael S. Raby and wife, Bonita L. Raby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of January, 2006

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

SWORN TO and subscribed before me this 3rd day of January, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY