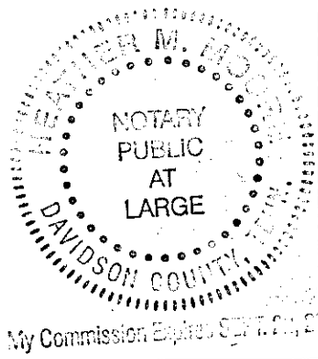
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Davidson County DEEDWARR
Recvd: 04/21/06 11:08 2 pgs
Fees:13.00 Taxes:495.80
20060421-0045904



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES 4/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Unverzagt 4712 Ashley Way Hermitage, TN 37076	SunTrust Mortgage, Inc. 201 Fourth Ave. N. 7th Floor Nashville, TN 37219	Map 76-05 Parcel 166

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James T. McKinley and wife, Judy McKinley

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Steven A. Unverzagt, unmarried

Hereinafter called the grantees, their heirs 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. 14 ON THE PLAN OF ASHLEY PLACE, AS OF RECORD IN BOOK 7900, PAGE 123, AND AS AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 8307, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. MCKINLEY, AN UNMARRIED PERSON, BY DEED FROM COLE G. BUTCHER AND WIFE, JESSICA L. BUTCHER, DATED APRIL 10, 1996, AND OF RECORD IN BOOK 10017, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JUDY MCKINLEY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 123, and as amended by Surveyor's Certificate of Correction in Book 8307, Page 239, Register's Office for Davidson County, Tennessee.
3) Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 7824, Page 405, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4712 Ashley Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 20th day of April, 2006.

James T. McKinley

Judy C. McKinley
Judy McKinley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James T. McKinley and wife, Judy McKinley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of April, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076