THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Katherine Sweeney McKenna
Affiant

Sworn to and subscribed before me this 14 day of December, 2006.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-22-10

Davidson County DEEDWARR
Recvd: 12/15/06 13:51 2 pgs
Fees:13.00 Taxes:395.90
20061215-0154892

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Katherine S. McKenna	Bank of America	Map 94-1
704 Village Court	9000 Southside Blvd	Parcel 348
Nashville, TN 37206	Jacksonville, FL 32256	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredda M. Lee, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Katherine Sweeney McKenna**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 43 on the Plan of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is here made for amore complete and accurate description.
>
> Being the same property conveyed to Fredda M. Lee by deed from Joseph W. Hollis, individually and as executor of the estate of Joann P. Hollis, deceased, of record in Instrument No. 20061102-0136238, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 704 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 _____ day of December, 2006.

Fredda M. Lee

FREDDA M. LEE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Fredda M. Lee**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of December, 2006.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Robert F Spann

NOTARY PUBLIC

My Commission Expires: 5-22-10