Davidson County DEEDWARR
Recvd: 01/30/07 10:38 2 pgs
Fees:13.00 Taxes:819.55
20070130-0012198

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03544

Return to:
First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Property Address:
7933 Boone Trace, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrew C. White, and Kelly N. White**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Robert J. McCoy, Married , and Alaine M. McCoy, Married , as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 267 on the Plan of Section Two, Boone Trace at Biltmore, as shown by plat of record in Plat Book 9700, Pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Karen G. Stultz, dated August 26, 2002, and recorded September 11, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200209110110402.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 26th day of January, 2007.

_____{Seal}
Andrew C. White

_____{Seal}
Kelly N. White

State of TENNESSEE
County of DAVIDSON

On this the 26th day of January, 2007, before me, the undersigned officer, personally appeared Andrew C. White and Kelly N. White, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 7-17-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $221,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 26th of January, 2007.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 7-17-08

Name of Owner and Property Address:
Robert J. McCoy and Alaine M. McCoy

Person Or Entity Responsible For Payment Of Taxes:
National City Mortgage
5775 Glenridge Drive,
Building B, Suite 290
Atlanta, GA 30328Robert J. McCoy and Alaine M. McCoy

Tax Parcel ID#: 126-15-0-A-128.00CO