Davidson County DEEDWARR
Recvd: 01/30/07 12:33 2 pgs
Fees:13.00 Taxes:362.60

20070130-0012313

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
07TN00133

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of January, 2007

Notary Public

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 8-16-08

MY COMMISSION EXPIRES: 8/16/08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas McKinney, Trustee and Beneficiary for Thomas McKinney Revocable Trust 3606 Wells Court Antioch, TN 37013	**Thomas McKinney 14900 Strader Road East Liverpool, OH 43920**	**150-03-0-310.00**

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,

Karin K. Ellis, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas McKinney, Trustee and Beneficiary for Thomas McKinney Revocable Trust

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. 123A on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, Section 2-c, of record in Book 6250, page 943, and amended in Book 6900, page 192, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karin K. Ellis by Warranty Deed from Nearside Profit Sharing Plan, dated August 31, 1998 and recorded September 8, 1998 in Book 11102, page 495, 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.

Unimproved ( )
This is improved (X) property known as **3606 Wells Court, Antioch, TN 37013**
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 hands this 26th day of January, 2007.

Karin K. Ellis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karin K. Ellis, a single woman the bargainor(s) with whom I am personally acquainted or 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 and official seal at MYRNA, Tennessee, this ~~26th~~ day of January, 2007.

Commission Expires: 8/16/08 Notary Public

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08