THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 27524B

MAP/GROUP/PARCEL: 054-14-O-A/006.00 CO

NEW OWNER'S NAME AND ADDRESS:
J. MICHAEL MCKINNON & KIMBERLY D. TIDWELL
515 DOWNS BLVD.
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 04/24/07 13:19 2 pgs
Fees:13.00 Taxes:1446.70
20070424-0048792

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MAURICE CONSIGLIO and WIFE, NORMA JEAN FISHER**, hereinafter called Grantors, do hereby transfer and convey unto, **J. MICHAEL MCKINNON, AN UNMARRIED MAN and KIMBERLY D. TIDWELL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brandywine Harbor, a Planned Unit Development, filed of record in Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said property.

The subject property is unimproved property known as 21 HARBOR COVE, OLD HICKORY, TN 37138.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20020731-0091817, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MAURICE CONSIGLIO

NORMA JEAN FISHER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **MAURICE CONSIGLIO and NORMA JEAN FISHER**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $391,000.00.

James Michael McKinnon
AFFIANT

Sworn to and subscribed before me, this the 3rd day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY