Davidson County DEEDWARR
Recvd: 07/17/07 12:46 2 pgs
Fees:13.00 Taxes:2538.20

20070717-0085038

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $686,000.00

AFFIANT

Subscribed and sworn to before me, this 16th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/10

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

Address New Owners as Follows:

AJ Reid Finlayson et ux
212 Cantrell Avenue
Nashville, Tennessee 37205

Send Tax Bills To:

Wells Fargo Home Morgage
Real Estate Tax Dept.
8480 Stage Coach Cr.
Frederick, MD 21701

Map-Parcel Number:

Map 104-13
Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kate Cain McKee,("Grantor") does hereby bargain, sell, transfer and convey unto **AJ Reid Finlayson and wife Diana T. Finlayson** (collectively"Grantee") their successors and assigns, all her right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 11 on the Map of Bransford Realty Company's Subdivision of Lots 8, 10, 11 and part of 9, Block "E", and Lots 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of 8 in Block "F" and Lots 6 to 23 inclusive in Block "G" in Whitland Realty Company's Subdivisions, Plan of which is of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.
Said Lot No. 11 fronts 55 feet on the east side of the Wilson Avenue and extends back easterly between parallel lines 200 feet, more or less, to a line.

Being the same property conveyed to Kate Cain McKee by deed from Kate Barksdale Cain of record in as instrument number 20050422-0045055, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Cantrell Avenue Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **AJ Reid Finlayson and wife Diana T. Finlayson,** their successors and assigns, forever.

AND **Kate Cain McKee** does covenant with the said **AJ Reid Finlayson and wife Diana T. Finlayson** , that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for 2007 property taxes which are being prorated and assumed by grantee, matters shown on plan of record in Book 547, Page 53, said Register's office, all restrictive covenants and easements, if any, and matters which would be reflected by an accurate boundary survey of the subject property.

AND **Kate Cain McKee** does further covenant and bind , his successors and assigns to warrant and forever defend the title to said land to the said **AJ Reid Finlayson and wife Diana T. Finlayson**, their successors and assigns against the lawful claims of all persons whomsoever.

Todd McKee, spouse of **Kate Cain McKee** joins in this instrument for the sole purpose of conveying any interest he may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 16th day of July, 2007.

Kate Cain McKee

Kate Cain McKee

Todd McKee

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 **Kate Cain McKee and Todd McKee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 16th day of July, 2007. Kris L. Cox

NOTARY PUBLIC

My Commission Expires: 1/24/10

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010