6

WARRANTY DEED

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/24/07 08:19 2 pgs
Fees:13.00 Taxes:573.50
20070724-0087503

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadir Mardonov (NAME)	Countrywide Home Loans (NAME)	MAP & PARCEL
1018 Burchwood Drive (ADDRESS)	4500 Park Granada MSN#SVB-314 (ADDRESS)	07210007100
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND 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, Frank S. McKinney and wife, Helen McKinney

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

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 10 of Block 2 on the Plan of Burchwood Place, as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the Southerly side of Burchwood Avenue and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Frank S. McKinney and wife, Obera E. McKinney by Warranty Deed from Dorris Phillips Ziehr and husband, Allen Raymond Ziehr on December 29, 1998 of record in Book 11277, Page 205, Register's Office for Davidson County, Tennessee. **

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE Plan of Burchwood Place, Block 2, of record in Plat Book 547, Page 183, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

** Obera E. McKinney is now deceased and Frank S. McKinney is now married to Helen McKinney

unimproved ( )
This is improved (X) property, known as 1018 Burchwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 18th day of July, 2007

Frank S. McKinney

Helen McKinney

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 Frank S. McKinney and wife, Helen McKinney

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 18th day of July, 2007.

Commission expires 3-20-2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

BEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY