Box 56 Record 1st

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $178,600.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2008.

Notary Public
My commission expires: 4/21/08

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian M. McKinney	Countrywide Bank, FSB	173-16A-20CO
3105 Hidden Creek Dr.	3011 Armory Dr., Suite 120	
Cane Ridge, TN 37013	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angelo M. Barrett and wife, Mauna K. Barrett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian M. McKinney and wife, Kimberly McKinney, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record as Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angelo M. Barrett and wife Mauna K. Barrett, by deed from Beazer Homes Corp. DBA Phillips Builders, of record as Instrument No. 20040413-0041550, dated April 1, 2004, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 3105 Hidden Creek Dr., Cane Ridge, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 31st day of January, 2008.

Angelo M. Barrett

Mauna K. Barrett

Davidson County DEEDWARR
Recvd: 02/01/08 13:37 2 pgs
Fees:13.00 Taxes:660.82

20080201-0010634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angelo M. Barrett and Mauna K. Barrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2008.

My commission expires:
11/22/08

Notary Public

