Davidson County DEEDWARR
Recvd: 09/22/08 12:20 2 pgs
Fees:13.00 Taxes:1036.00
20080922-0096292

WARRANTY DEED

BOX 50-B RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $280,000.00

Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and Sworn to me, this 16th day of September, 2008.

Notary Public

My commission expires: 1-9-12

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Nancy H.McKinney 5670 Kendall Drive Nashville, TN 37209	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, TN 37219	10306000200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Erin Palmer Polly, fka Erin Nicole Palmer and husband Benjamin J. Polly,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Nancy H. McKinney**, hereinafter called the Grantee, her 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. 17 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, said Register's Office.

Said Lot No. 17 fronts 75 feet on the westerly margin of Kendall Drive and extends back 143.1 feet on the northerly line and 138.8 feet on the southerly line to a dead line in the rear, measuring 102 feet thereon.

Being the same property conveyed to Erin Nicole Palmer by deed from William S. Sims of record in Instrument No. 20040924-0115509, Register's Office for Davidson County, Tennessee. The said Erin Nicole Palmer having since married and now being Erin Nicole Palmer Polly. Benjamin J. Polly joins in this conveyance to convey any interest he may have as the husband of Erin Nicole Palmer Polly.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, Page 47, said Register's Office.

Subject to driveway easement of record in Book 5227, page 164, said Register's Office.

This is (x) improved ( ) unimproved property known as 5670 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of September, 2008.

Erin Palmer Polly

Erin Palmer Polly
f/k/a Erin Nicole Palmer

B. J. P.

Benjamin J. Polly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin Palmer Polly and Benjamin J. Polly** the within named bargainors, 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 Nashville, Tennessee, this 16th day of September, 2008.

Phyllis Keenan

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY