WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,900.00.

James D. Wooten
Affiant

Subscribed and sworn to me on May 13, 2010.

Todd A. Bricker
NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100029544 DEEDWARR
Recvd: 05/17/10 14:34 2 pgs
Fees:13.00 Taxes:758.13
20100517-0037865

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue South
Nashville, TN 37219-0375
Our File #24417SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Greg Alan McKee Kayla Marie Hewitt 7519 Sawyer Brown Road Nashville, TN 37221	First Community Mtg 275 Robert Rose Dr Murfreesboro TN 37129	114-97.03

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James D. Wooten and wife, Joyce A. Wooten, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Greg Alan McKee and Kayla Marie Hewitt, as joint tenants with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Wooten property, not of record.

Said Lot No. 6 fronts 90 feet on the westerly side of Sawyer Brown Road and runs back between parallel lines along the northerly line of Lot No. 5 on the Plan of Wooten Subdivision of record in Book 3842, page 31, in the Register's Office for said County, 450.55 feet on its southerly line and 382.1 feet on its northerly line to a dead line, measuring 93.31 feet thereon.

Being the same property conveyed to James F. Wooten and wife, Joyce A. Wooten, by Deed from Thomas J. Martindale and wife, Lynda A. Martindale, of record in Book 4655, page 582, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Public Utilities Easement of record in Book 10073, page 877, in the Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7519 Sawyer Brown Road, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hands on May 13, 2010.

James D. Wooten

James D. Wooten

Joyce A. Wooten

Joyce A. Wooten

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 13, 2010, before me personally appeared James D. Wooten and Joyce A. Wooten to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 13, 2010.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE