WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-10-1424

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Vanags	SunTrust Mortgage (NAME)	
1424 Sumner Avenue (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	83-5-337.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT L. MCKINNEY AND VICKY MCKINNEY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER P. VANAGS AND LOREN R. VANAGS, AS married, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 AND THE EASTERLY 15 FEET OF LOT NO. 39 IN SUBDIVISION OF THE WEAKLY HOME PLACE, WHICH PLAN IS OF RECORD IN BOOK 421, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT JOINS AND FRONTS TOGETHER 65 FEET ON THE SOUTH SIDE OF SUMNER AVENUE AND RUNS BACK ON THE EAST LINE 150 FEET AND ON THE WEST LINE 150 FEET TO A 15 FOOT ALLEY IN THE REAR, AND MEASURES 65 FEET ON SAID ALLEY.

VICKY MCKINNEY JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. MCKINNEY, UNMARRIED BY WARRANTY DEED FROM RODNEY S. JARVIS, MARRIED, RECORDED ON THE 13TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030513-0064285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 36, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1424 Sumner Avenue, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100048073 DEEDWARR
Recvd: 08/04/10 13:33 2 pgs
Fees:13.00 Taxes:869.50

20100804-0061416

Witness my/our hand(s) this 28th day of July, 2010.

Robert L. McKinney

Vicky McKinney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. McKinney and Vicky McKinney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903