This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED
ATC-160755

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
150-1-114 PW	Mr/Mrs Edwin F. McKenney	Guaranty Mortgage Company 311 - 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2D-40290	521 Rural Hill Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated April 8, 1966, in the original principal sum of $19,400.00, payable to Guaranty Mortgage Company in monthly installments of $110.19, including interest as set forth in said note, and being secured by a deed of trust executed by John Welbert Hudson and wife to Herschel Greer, Trustee, as of record in Book 4004, page 513,

JAMES EDWARD AUCOIN and wife, SHARILYNN ALLISON AUCOIN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWIN F. McKENNEY and wife, PATRICIA W. McKENNEY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, page 87.

Said Lot No. 45 fronts 80 feet on the westerly margin of Rural Hill Road and extends back 139.80 feet on the northerly line and 147.10 feet on the southerly line to a broken line in the rear, measuring 81.40 feet thereon.

Being the same property conveyed to James Edward Aucoin and wife, Sharilynn Allison Aucoin, by deed from John Welbert Hudson and wife, as of record in Book 4402, page 691.

This conveyance is made subject to restrictions of record in Book 3836, page 23.

JAN-5[illegible]	CONV	25,345.00			
JAN-5[illegible]	S'TAX		A*	65.78	
JAN-5[illegible]	PR'FEE		A*	.50	
JAN-5[illegible]	W'OFFD		A*	3.00	* 69.28

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of December, 1970.

Sharilynn Allison Aucoin
Sharilynn Allison Aucoin

James Edward Aucoin
James Edward Aucoin

STATE OF TENNESSEE

BOOK 1471 PAGE 639

COUNTY OF DAVIDSON

Before me, Julia C. Watkins, a Notary Public in and for the State and County aforesaid, personally appeared the within named Shardelyn Lillian Clinton

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this, the 5th day of January, 1971.

Julia C. Watkins
Notary Public

My commission expires:

May 15, 1973

STATE OF Louisiana

COUNTY OF Parish of East Baton Roug

Before me, SANDERS CAZEDESSUS, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Edward Aucoin

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baton Rouge, Louisiana this, the 31st day of December, 1970.

Sanders Cazedessus
Notary Public

My commission expires: at Death

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 25,345.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1971

MY COMMISSION EXPIRES: May 15, 1973 (AFFIX SEAL) Julia C. Watkins Notary Public

B 00991

IDENTIF. REFERENCE

JAN 5 2 40 PH '71

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM

JAMES EDWARD AUCOIN and wife

TO

EDWIN F. McKENNEY and wife

REAU E. FOLK, JR., ATTY
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public