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This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles T. McKee, et ux | Same | |
| (NAME:) | (NAME:) | 52-16 |
| 712 Evergreen Tr. | 712 Evergreen Tr. | 109 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tn. 37115 | Madison, Tn. 37115 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten ($10.00)---------- *DOLLARS* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I,

Margaret Hoover Birkla, an unmarried person, *have bargained and sold, and by these presents do transfer and convey unto the said* Charles T. McKee and wife, Sarah D. McKee, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot Nol 81 on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.
Said Lot fronts 160 feet on the north side of Evergreen Trial and runs back 209.6 feet on the west line and 284.2 feet on the east line to a dead line in the rear on which it measures 188 feet.

Being the same property conveyed to Franklin W. Birkla and wife, Margaret Hoover Birkla, by deed from Jesse L. Taylor and wife, Mary A. Taylor, of record in Book 3466, page 106, Register's Office for said County. The said Franklin W. Birkla and Margaret Hoover Birkla having since divorced. The interest of Franklin Birkla was divested from him and vested in Margaret Hoover Birkla by decree of the Fourth Circuit Court, Davidson County, Tennessee, Docket No. 53275 which decree is of record in the Register's Office for Davidson County, Tennessee in Book 5031, page 501.

This conveyance is made subject to:
Easement for public utilities, anchor easements, and building set-back lines and conditions of owner's certificate, as shown on plan of record in Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2242, page 392, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 26th day of May 19 76

Affiant

My commission expires: 1-29-78 (Affix Seal)

Notary Public

J. BREWER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE AT LARGE

D. F. BREWER



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unimproved ( )
This is improved ( X ) property, known as 712 (House Number) Evergreen Trail, (Street) Madison 37115 P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Charles T. McKee and wife, Sarah D. McKee, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Charles T. McKee and wife, Sarah D. McKee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Margaret Hoover Birkla, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles T. McKee and wife, Sarah D. McKee, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 26th *day of* May, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Hoover Birkla

Margaret Hoover Birkla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, D. T. BREWER, a Notary Public in and for said County and State, the within named Margaret Hoover Birkla, an unmarried person,

the bargainor, 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 Old Hickory, Tennessee, this 26 day of May, 1976.

D. T. Brewer
Notary Public

D. T. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 1-29-78.

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STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires D 52583

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

EQUITABLE REFERENCE

JUN 8 10 47 AM '76

Before me, , a Notary Public of the State and County aforesaid, personally appeared FEL REGISTER TENN., with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

JUN-8 CONV 21,000.00
JUN-8 STAX 8* 54.60
JUN-8 PRFEE 8* .50
JUN-8 WDEED 8* 6.00 * 61.10

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.