MAP: 149-9
PARCEL: 99

This Instrument Prepared
from Information Furnished
by the Parties by:
KERSEY & LANE, Attorneys
P.O. Box 836
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

NAME: Third National Mortgage Company
ADDRESS: Third National Bank Building
5th Floor
Nashville, Tennessee 37219

NAME AND ADDRESS OF NEW OWNER:
Ms. Susanne Stone Chaffin
236 Manatee Court
Antioch, Tennessee

BOOK 5114 PAGE 408

STATE OF TENNESSEE )
)
DAVIDSON COUNTY )

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged; and the assumption by the Grantee herein of that certain indebtedness payable to John W. Murphree Company of Nashville, Tennessee, in the present principal amount of Twenty-Two Thousand Ninety-Eight Dollars and 19/100 ($22,098.19), and which indebtedness is secured by a Deed of Trust on the within-described real estate of record in Book 4828, page 545, Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and conditons:

We, the undersigned, ROBERT E. McKAY and wife, BEVERLY A. McKAY, have bargained and sold and do hereby transfer and convey unto SUSANNE STONE CHAFFIN, her heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot #32 on the Plat of Barclay Square of record in Plat Book 4460, page 141, Register's Office for said County.

Said Lot 32 fronts 54.92 feet on the northeast margin of Manatee Court and extends back 198.94 feet on the north line and 136.78 feet on the south line to a line on the rear, on which it measures 86.54 feet.

Being the same property conveyed to the undersigned by deed of record in Book 5111, page 626, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 236 Manatee Court; Antioch, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said Grantee,

her heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as herein set forth.

We further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

All right, title, claim and interest of Grantors in and to an escrow account held with John W. Murphree Company of Nashville, Tennessee, including the existing insurance policy, is transferred to the Grantee herein.

Possession of the within described property will be given to the Grantee herein with Deed.

WITNESS OUR HANDS, this 2nd day of February, 1977.

ROBERT E. McKAY

BEVERLY A. McKAY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named ROBERT E. McKAY and wife, BEVERLY A. McKAY, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 8th day of February, 1977.

Notary Public

My Commission Expires: 10-26-77

BOOK 5114 PAGE 408

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ [illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE me this 8th day of February, 1977.

[illegible]
Notary Public

My Commission Expires: 10-20-77

D99068

IDENTIF. REFERENCE

FEB 11 11 35 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| FEB1177 | CONV | 25,212.00 | | | |
| FEB1177 | S'TAX | | B* | 65.52 | |
| FEB1177 | FR'FEE | | B* | .50 | |
| FEB1177 | W'DEED | | B* | 6.00 | * 72.02 |