FILE BOX 2

WARRANTY DEED

BOOK 5911 PG 912

FROM WILLIAM L. FERRIS, JR.

ADDRESS NEW OWNER(S) AS FOLLOWS: GARY F. McGUIRE and JENNIFER G. MITCHELL 226 Emmitt Avenue, Madison, Tennessee 37115
SEND TAX BILLS TO: ENGEL MORTGAGE CO., INC. P. O. Box 847, Birmingham, Alabama 35201
PREPARED BY: HOLLAND, KITCH AND PARSONS 65 Music Square East, Nashville, Tennessee 37203 -3292 — MAP-PARCEL NOS: 51-8/64

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,879.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JULY, 1982

Edward S. Alderman
NOTARY PUBLIC

4-21-85
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN AND NO/100 ---------- ---------- ($10.00) ---------- DOLLARS and other good and valuable consideration in hand received, including agreement by the herein named Grantees to assume and pay the unpaid principal balance of the certain mortgage loan secured by Deed of Trust of record in Book 5447, Page 164, Register's Office of Davidson County, Tennessee.

WILLIAM L. FERRIS, JR.

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said GARY F. McGUIRE and JENNIFER G. MITCHELL, GRANTEES, as tenants in common, their (his, her, its) heirs, successors and assigns, a 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. 13 and the westerly 1/2 of Lot No. 14 of Block "I" on the Map of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

SAID lot and part of lot adjoin and front together 90 feet on the south side of Emmitt Avenue and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to William L. Ferris, Jr., by deed from Marjorie A. Beard of record in Book 5447, page 161, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

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T IDENTIF. REFERENCE

JUL 16 3 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 226 Emmitt Avenue, Madison, Tennessee 37115
Number Street City State 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 GRANTEES BOOK 5911 PAGE 913 THEIR heirs, successors and assigns, forever.

AND I do covenant with the said GRANTEES 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 except of record.

AND GRANTOR do(es) further covenant and bind HIMSELF, HIS heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 28th day of JUNE, 1982

William L Ferris, Jr.
WILLIAM L. FERRIS, JR.

(Lisa H. Ferris joins in this conveyance in order to transfer any rights which she might have in this property)

Lisa H. Ferris
LISA H. FERRIS

{STATE OF Mississippi ; COUNTY OF Hinds } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

WILLIAM L. FERRIS, JR., and wife, LISA H. FERRIS

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

WITNESS my hand and official seal at Jackson, MS
City State

this 28th day of June 19 82

My Commission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared

with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

[redacted] [redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5911 PAGE 914

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40875.00- CO	
			106.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	112.84-
			8350A07/16/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 0 0 6 2

IDENTIF. REFERENCE

JUL 16 3 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891881