FORM NO. WD-1

7979 11/04 [illegible]

H 15762

BOOK 5959 PAGE 907

IDENTIF. REFERENCE

NOV 4 9 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,189.81

Franklin D. Champion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 19 82

Patsy P. Hall
Notary Public

MY COMMISSION EXPIRES: 12-23-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty., P. O. Box 66, Hendersonville, TN. 37075
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Franklin D. Champion (NAME) | National Mortgage Company (NAME) | 34-13 |
| 114 McKinley Dr. (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Par. 146 |
| Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP) | Memphis, TN. 38118 (CITY) (STATE) (ZIP) | FB 11D 26380 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRAPEFRUIT PRODUCTIONS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKLIN D. CHAMPION AND WIFE, ELIZABETH A. CHAMPION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 12, Block C, Eastlawn Subdivision, as of record in Plat Book 547, pages 153 and 154, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Grapefruit Productions, Inc., by deed from James T. Davis and wife, Cleta Jean Davis, of record in Book 5036, page 743, Register's Office for Davidson County, Tennessee.

A part of the within consideration is the assumption of one certain trust deed dated October 14, 1974 and filed for record in the office of the recorder of deeds of Davidson County, Tennessee in Book4861, page 365, and note of even date thereby secured, in the original principal amount of $13,100.00, payable to Union Planter's Bank, Trustee, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of James T. Davis and wife, Cleta J. Davis under the terms of the instruments creating the loan.

Subject to restrictive covenants of record in Book 834, page 638, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 114 McKinley Drive, Madison, TN. 37115
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 1st day of November, 19 82

GRAPEFRUIT PRODUCTIONS, INC.

BY: [signature]
Vice-President

STATE OF TENNESSEE
County

BOOK 5959 PAGE 908

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Sumner County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anthony Morabito and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President-Treasurer and ~~x~~ ~~xxxxxxxxxx~~ respectively of the ~~xxxxxxxxxx~~ Grapefruit Productions, Inc. the within named bargainor, a corporation, and that (he ) as such Vice President-Treusurer and _____ (they) ~~xxx~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Anthony Morabito as such Vice President-Treasurer, and attesting the same by the said _____ as ~~xxxxx~~ such _____.

Witness my hand and official seal at office at Hendersonville, Tn. on this the 1st day of November, 19 82

My commission expires 12-23-82

Mrs. Patsy Peters Garland
Notary Public

# WARRANTY DEED

FROM

Grapefruit Productions, Inc.

TO

Franklin D. Champion, et ux

Please return to:

Garland Realtors
109F Walton Ferry Road
Hendersonville, Tn. 37075

UNITED ESCROW SERVICE, INC.

x[illegible]

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5959 PAGE 909

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 2[illegible]9.61- CO | |
| | | | 60.32 CO TX | |
| | | | .50 PRFEE | |
| | | | 8.00 WDEED | |
| | | | CHECK | 69.32- |
| 797BA11/04/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 5 7 6 2

IDENTIF. REFERENCE

Nov 4 9 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908509