File 10

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

BOOK 6107 PAGE 463

FOR AND IN CONSIDERATION of the sum of Ten and no/one-hundredths dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), has this day bargained and sold, and does hereby transfer and convey an undivided fifty five percent (55%) interest unto Gary W. McKee and wife, Mildred B. McKee, and an undivided forty five percent (45%) interest unto Tenna Ltd., a Tennessee limited partnership (the said parties herein jointly referred to as Grantees), their heirs and assigns, in and to that certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and being Lot No. 10, on the Plan of Central Valley Subdivision of record in Book 5800, page 71, Register's Office for said County, to which plan reference is here made for a more particular description thereof.

The above described property is conveyed subject to Restrictive Covenants of record in Book 5903, page 656 and to the thirty (30) foot building setback lines and easements of record in Book 5800, page 71 Register's Office for said County.

This is part of the property which was acquired by Grantor from Robert E. Earheart and wife, Lucretia Earheart, by that certain warranty deed, dated Septmber 23, 1982, which is recorded in Book 5941, page 826, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1982 taxes, the above referenced restrictions, easements, and setback lines. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, David J. Davis, President of Federal Home Builders, Inc., has executed this deed for and in behalf of the said corporation and Nell S. Glass, as Secretary, has affixed the seal for said corporation, on this 25th day of April, 1983.

ATTEST:

Its Secretary

FEDERAL HOME BUILDERS, INC.

By: _____
Its President

STATE OF ALABAMA
LEE COUNTY

FEDERAL HOME BUILDERS CORPORATE SEAL ALABAMA

Before me, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, personally appeared David J. Davis, and Nell S. Glass, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of Federal Home Builders, Inc., the within named bargainor, a corporation, and that they, as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary, respectively.

Witness my hand and seal, in Opelika, Lee County, Alabama, on this 25th day of April, 1983.

Ira Weissinger, Jr.
Notary Public, State at Large
My Commission Expires: 2-1-85

RECD 146.00 CHECK

5498

STATE OF ALABAMA

BOOK 6107 PAGE 464

COUNTY OF LEE

The actual consideration for this transfer or value of property (whichever is greater) is $54,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Federal Home Builders, Inc.

By: _____
Its President

Sworn to and subscribed before me on this 25th day of April, 1983.

_____
Notary Public, State at Large
My Commission Expires: 2-1-85

Address of new owners to whom tax bill to be sent:

Map or Parcel Numbers

Gary W. McKee etux
4308 Central Valley Drive
Hermitage, TN

87-25
4D12720

SEND TAX BILLS TO:
MortgageAmerica, Inc.
Suite 200
110 Office Park Drive
Birmingham, Alabama 35223

This instrument prepared by Ira Weissinger, Jr., Attorney at Law, 318 N. College St., Auburn, AL 36830.

H6 4 3 1 6

IDENTIF. REFERENCE

AUG 2 10 59 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6107 PAGE 465

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 54000.00- CO | |
| | | | 140.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 146.90- | |
| 6498ADB/02/83 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H643116

IDENTIF. REFERENCE

AUG 2 10 59 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968107