# WARRANTY DEED

BOOK 6272 PAGE 348

I 16048

IDENTIF. REFERENCE

APR 18 9 04 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,574.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SHIRLEY A. McKINNEY, et (NAME) | COMMERCE McGEHEE MORTGAGE (NAME) | 150-1 |
| 621 Cold Springs Drive (STREET ADDRESS OR ROUTE NUMBER) | 6055 Primacy Parkway, Ste. 410 (STREET ADDRESS) | 342 |
| Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38119 (CITY) (STATE) (ZIP) | 2D 67071 |

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, ROMELL MADISON and wife, GRACE P. MADISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY A. McKINNEY and MELVIN O. RICE, as tenants in common

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:

Being Lot No. 27 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Romell Madison and wife, Grace P. Madison, by deed from James G. Lewis and wife, Peggy T. Lewis, of record in Book 5607, page 425, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to National Mortgage Company, secured by a deed of trust of record in Book 5614, page 117, Register's Office for Davidson County, Tennessee.

This is improved (X) property, unimproved ( ), known as 612 Cold Springs Drive, Antioch, Tennessee 37013 (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 our hand s this 6th day of April, 1984

Romell Madison
ROMELL MADISON

Grace P. Madison
GRACE P. MADISON
by Romell Madison
Attorney in fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of April, 1984

Notary Public

Commission Expires October 19, 1986

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} {as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this the day of , 19

Notary Public

My commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for the said County and State, Romell Madison, to me known to be the person who executed the foregoing document on behalf of Grace P. Madison, and who acknowledged that he executed same as the free act and deed of the said Grace P. Madison.

Witness my hand and official seal at office, this 6th day of April, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986.

3194

04/18/84 08:26 - CHECK

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

BOOK 6272 PAGE 350

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

77573.38- CAMT.
201.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 208.26-
9194A04/18/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 1 6 0 4 8

IDENTIF. REFERENCE

APR 18 9 04 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28923