5DU54010
MAP: 162-6
PARCEL: 130

This Instrument Prepared
from information furnished
by the parties by:
Imogene W. Bolin, Attorney
440 Nissan Blvd.
Smyrna, TN 37167

SEND TAX BILLS TO:

Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215

NAME AND ADDRESS OF NEW OWNER:

N. E. McFarlin, Jr. and Tammy J. Cotton
5205 Tusculum Court
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
MAY 9 2 53 PM '84
IDENTIF. REFERENCE

12.1.1 5.2

RUSH

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 (10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; and other good and valuable consideration, a part of which is the assumption by the Grantees herein of a certain indebtedness owed to the Chemical Mortgage Company in the present principal amount of Nineteen Thousand Two Hundred Twenty-four and 05/100 Dollars ($19,224.05), which is secured by a Deed of Trust, appearing of record in Deed Book 4794, Page 261, Register's Office for Davidson County, Tennessee, to which instrument reference is hereby made for more complete details of terms and conditions;

I, the undersigned, SHERRY K. DYKES, Administratrix of the Estate of Wesley A. Carter, deceased, have bargained and sold and do hereby transfer and convey unto N. E. McFARLIN, JR. and TAMMY J. COTTON, as joint tenants with a right of survivorship, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, state of Tennessee, and being further described as follows, to wit:

> Being Lot No. 83 on the plan of FAIR OAKS, SECTION 2, of record in Book 4460, Page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lot 83 fronts 92 feet on the westerly side of Tusculum Court and runs back between lines 139.48 feet on the southerly side line and 111.08 feet on the northerly side line to a curving line at the rear measuring 71.2 feet thereon.

05/09 124.32- CHECK

5376

Being the same property conveyed unto Wesley A. Carter and wife, Denniese L. Carter, by deed from Jesse A. Randolph and wife, Pauline Randolph, of record in Deed book 5525, Page 200, Registers Office for Davidson County, Tennessee; Wesley A. Carter having been awarded sole title in and to the said property by Final Decree of Divorce of the said parties in Fourth Circuit Court of Davidson County, Tennessee, Docket No. 82D-2255, on October 28, 1982. Thereafter, said Wesley A. Carter died intestate; and the undersigned Sherry K. Dykes was duly appointed Administratrix of the said deceased's estate by order of the Probate Court of Davidson County, Tennessee, Docket No. 72-745, entered on February 10, 1983. By further order of said Probate Court, entered January 16, 1983, the said undersigned was granted express authority to sell and convey the within described real estate.

Grantor further transfers and conveys unto the Grantees the funds held in escrow and does hereby authorize the Chemical Mortgage Company to transfer the said escrow account to the Grantees.

This is improved property known as 5205 Tusculum Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with allof the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their successors and assigns, forever.

AND, I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above noted, and except for lien of 1984 Davidson County property taxes which said taxes are in escrow and the said escrow account is hereby transferred to and assumed by the Grantees herein.

AND, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantees herein, their successors and assigns, against the lawful claims of all persons whomsoever.

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

The undersigned Denniese L. Carter (now known as Denniese L. Burns) joins in this conveyance for the express purpose of quitclaiming and conveying all right, title and interest which she may have had in and to said premises, and for the further purpose of extinguishing all rights to possession of said realty granted in the herein-above described Final Decree of Divorce of the said Wesley A. Carter and Denniese L. Carter, and makes no other or further warranties herein.

WITNESS OUR HANDS, this 4th day of May, 1984.

Sherry K. Dykes, Administratrix
SHERRY K. DYKES, Administratrix
Estate of Wesley A. Carter, Deceased

Denniese L. Carter
DENNIESE L. CARTER

Denniese L. Burns
DENNIESE L. BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public within and for the county and state aforesaid, the within named Sherry K. Dykes, the administratrix of the estate of Wesley A. Carter, deceased, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowleged that she executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 4th day of May, 1984.

Imogene W. Solin
NOTARY PUBLIC

My Commission Expires: 8-28-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the undersigned authority, a notary public, within and for the state and county aforesaid, the within named Denniese L. Carter (now known as Denniese L. Burns) the bargainor, with whom I am personally acquainted,or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna Tennessee, this 4th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 9-29-85

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or fair market value of the property transferred, whichever is greater is $ 43,224.05.

N. E. McDaniel Jr
AFFIANT

SWORN to and subscribed to before me on this the 4th day of May, 1984.

Imogene W. Bolin
NOTARY PUBLIC

My Commission Expires: 8-28-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6289 PAGE 16

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

43824.05- CAPT.
112.32 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 124.32-
5376A03/09/84 CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12:11 52

IDENTIF. REFERENCE T

MAY 9 2 53 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34931