This instrument was prepared from information supplied by client: Nashville

WARRANTY DEED

BOOK 5398 PAGE 5

FROM THOMAS A. McKAY AND WIFE, PEGGY R. McKAY

ADDRESS NEW OWNER(S) AS FOLLOWS	MAP PARCEL NOS.
Danny E. McKay, et ux	4-11 Pcl. 190
SEND TAX BILLS TO	
Same	
PREPARED BY	
DOAK & HOLLAND, ATTORNEYS 2740-A OLD LEBANON RD NASHVILLE TN 37214	

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..... DATE

..... NOTARY PUBLIC

MY COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE LARGE

FOR AND and IN CONSIDERATION OF the sum of Ten Dollars ($10.00)

and other valuable consideration. DOLLARS

THOMAS A. McKAY AND WIFE, PEGGY R. McKAY

..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

DANNY E. McKAY AND WIFE, LINDA F. McKAY

..... 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 lying in Davidson County, Tennessee, and being a certain portion of 53rd Avenue, North, lying between Georgia Avenue and Tennessee Avenue, being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way margin of Indiana Avenue, said point being the northeast corner of the Thomas A. McKay property of record in Book 4871, Page 369, Register's Office for Davidson County, Tennessee, and also being the northeast corner of the east twenty feet of Lot No. 1204, of Block 188, on the map of the Extension of Plan No. One, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Indiana Avenue, N 88° 20' E, 50.00 feet to an iron pin in the former centerline of Fifty-Third Avenue (now closed by Metropolitan Council Bill No. 75-1262); thence with the former centerline of Fifty-Third Avenue, North, S 01° 40' E, 150.00 feet to an iron pin in the north margin of an alley; thence with said alley margin, S 88° 20' W, 50.00 feet to an iron pin; thence with the common line of said Thomas A. McKay and the former west margin of Fifty-Third Avenue, North, N 01° 40' W, 150.00 feet to the point of beginning, containing 7,500.0 square feet, more or less.

BEING the same land conveyed to Thomas A. McKay and wife, Peggy R. McKay by the closing of Fifty-Third Avenue, North in Bill No. 75-1262, Metropolitan County Council, Approved June 13, 1975.

15755 3-10- CHECK

3375

unimproved (X)
This is improved ( ) property, known as land lying on 53rd Ave., N., Nashville, TN
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 Danny E. McKay and wife, Linda F. McKay their heirs, successors and assigns, forever.

AND we do covenant with the said Danny E. McKay and wife, Linda F. McKay 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 except of record.

AND Thomas A. McKay and wife, Peggy R. McKay do(es) further covenant and bind themselves and their heirs and representatives, to WARRANT and forever defend the title to the said land to the said Danny E. McKay and wife, Linda F. McKay their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 13th day of Sept. 1984.

THOMAS A. McKAY: Thomas A. McKay

PEGGY R. McKAY: Peggy R. McKay

{STATE OF TENNESSEE : COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Thomas A. McKay and wife, Peggy R. McKay

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 City

this 13th day of Sept. 1984.

Commission Expires Aug. 18, 1985 Notary Public

NOTARY PUBLIC Tennessee AT LARGE

(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)

IDENTIFICATION REFERENCE
Oct 9 4 48 PM '84
DAVIDSON COUNTY, TN
15 8 1 0

RETURN TO:
JIM WALTER LAND SERVICES, INC.
P. O. Box
TAMPA, Fl

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

RECEIVED OF _____

FOR _____

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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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1000.00- CAMT.
2.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 9.10-
6575A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15481:0

IDENTIF. REFERENCE

Oct 5 1 48 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0074925