WARRANTY DEED

3739

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6512 PAGE 82

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD R. WILSON (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	Map 150-7
705 Country Lawn Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 214
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FB 20-73411

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, KEVIN F. McCARTHY and wife, DONNA M. McCARTHY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. WILSON and wife, PAMELA S. WILSON

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

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of The Country, Section 5, as of record in Plat Book 5200, page 271-272, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin F. McCarthy and wife, Donna M. McCarthy by deed from Randall Phillips Builders, Inc. of record in Book 6044, page 109, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1985, which have been prorated and assumed by the grantees; (2) Restrictions of record in Book 5635, page 547; and (3) All matters appearing on the plan of record in Plat Book 5200, pages 271-272, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 22, 1983, in the original principal sum of $62,200.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6044, page 112, said Register's Office.

1.00
7.80
IDENTIF. REFERENCE
MAR 19 9 46 AM '85
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 705 Country Lawn Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of March, 19 85

KEVIN F. McCARTHY

DONNA M. McCARTHY

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVIN F. McCARTHY and wife, DONNA M. McCARTHY

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of March, 1985.

My commission expires 4-19-87 Notary Public Helen R. Sears

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 19 85.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL) Notary Public

03/18 211.64- CHECK
WARRANTY DEED

FROM
KEVIN F. McCARTHY and wife,
DONNA M. McCARTHY

TO
DONALD R. WILSON and wife,
PAMELA S. WILSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78900.00 CANT	
			205.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.64
94	2A	03/18/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 7 8 8

IDENTIF. REFERENCE

MAR 18 9 46 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 116577