THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

# WARRANTY DEED

BOOK 6545 PAGE 496

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joe McGee et ux, (NAME) | SAME (NAME) | Map 52-4 |
| 208 Manzano Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 52 |
| Madison, TN 37115 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 11D-89343 |

*FOR AND IN CONSIDERATION of the sum of* ----------Ten and No/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration receipt of which are hereby acknowledged, I

JoAnn L. Hamblin, a single person, hereinafter referred to as Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Joe McGee et ux, Dorislynn McGee, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Arrowhead Estates, Section 1, Revised as of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 68.80 feet on the southerly side of Manzano Road and extends back 152.13 feet on the easterly line and 131.98 feet on the westerly line to a dead line measuring 115.00 feet thereon.

Being the same property conveyed to Franklin G. Presley et ux, JoAnn Presley by deed from Jack Driver and Sons, Inc. of record in Book 5184, page 761, Register's Office for Davidson County, Tennessee. The said Franklin G. Presley, having since died, property vests soley in JoAnn Presley. The said JoAnn Presley subsequently remarried Earnest Richard Ruth, III. These parties

( Continued )

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 29th day of April 19 85

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 208 Manzano Road, Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantees, their ..... *(successors), heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 29th *day of* April 19 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

JoAnn L. Hamblin, a single person

3126

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JoAnn L. Hamblin, a single person

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

Witness my hand and official seal at Madison, Tennessee, this 29th day of April, 19 85

Ann L. Hamblin
Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , 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 of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of , 19

Notary Public

Commission expires

( Continuation )

were divorced by Decree of The Fourth Circuit Court of Davidson County, Tennessee, Docket No. 83D-3284 and by said Decree of record in Minute Book 134A, page 137 of said Court, JoAnn Presley Ruth was restored to her maiden name of Hamblin.

The said JoAnn Presley, Joann Ruth, Joan Laurie Ruth, Joan Hamblin and JoAnn L. Hamblin are one and the same person.

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN
MAY 1 8 40 AM '85

IDENTIFICATION REFERENCE

J 0 0 7 4 4

WARRANTY DEED

FROM
JoAnn L. Hamblin

TO
Dorislynn McGee

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6545 PAGE 498

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

45000.00- CMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
3126A05/01/85 BAL .00

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

J 0 0 7 4 4

IDENTIF. REFERENCE

MAY 1 8 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 129932