ADDRESS NEW OWNER AND
SEND TAX BILLS
MGB Properties
311 Bluebird Drive
Goodlettsville Tenn 37072

Mail

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map-Parcel
31-1-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GEORGE E. QUINN AND WIFE, JOYCE L. QUINN, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto DOMINICK W. MARCHITTO, DAVID P. GUENTHER and CLYDE W. BRIGHT, d/b/a MGB PROPERTIES, a partnership, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Echo Meadows of record in Book 2331, Page 64, Register's Office for said County.

Said Lot No. 52 fronts 195 feet on the northerly side of the Blue Bird Drive, and extends back 136.9 feet on the westerly line and 212.2 feet on the easterly line, to a dead line in the rear on which it measures 195.3 feet.

Being the same property conveyed to George E. Quinn and wife, Joyce L. Quinn by deed from Murry L. Schnyer and wife, Violet E. Schnyer of record in Book 3371, Page 535, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands on this the 17 day of SEptember, 1985.

George E. Quinn
GEORGE E. QUINN

Joyce L. Quinn
JOYCE L. QUINN

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 17 day of September, 1985, before me personally appeared GEORGE E. QUINN AND WIFE, JOYCE L. QUINN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hands and official seal at Hendersonville, Tennessee, this the 17 day of September, 1985.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 160,000.00

Donna W. Marcotte
AFFIANT

Subscribed and sworn to before me, this the 17 day of September, 1985.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

IDENTIFICATION REFERENCE

Sep 23 8 32 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

38334

PAULETTE P. OLDHAM NOTARY PUBLIC SUMNER COUNTY, TENN.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6652 PAGE 42

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 422.50-
9170A09/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3834

IDENTIFICATION REFERENCE

Sep 23 8 32 AM '85

FELIX Z. WILSCHUTT REGISTER
DAVIDSON COUNTY, TN

No. 174838