Box

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ben F. McCormick, III
124 Becker Avenue
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
Atlantic Coast Mortgage Co.,
3975 University Drive
Fairfax, VA. 22030

MAP-PARCEL NUMBERS:
MAP 53-12
PARCEL 42
LW8810

BOOK 6750 PAGE 195

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard C. Whittaker and wife, Ruth B. Whittaker hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ben F. McCormick, III and wife, Dorothy M. McCormick hereinafter called the Grantee, Grantee's 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 the northwesterly portion of Lots Nos. 18 and 19 and a southeasterly portion of Lot No. 20 Block "B" on the Subdivision Map No. 3 of Life & Casualty Insurance Co., property at Old Hickory, of record in Book 974, page 11, Register's Office for said County, and described as follows:
Beginning at a point in the southwesterly margin of Becker Avenue, 108 feet northwesterly from the southwest corner of Becker Avenue and Park Circle, thence southwestwardly and parallel to the line betwen Lot 19 and 20, 83.4 feet to an iron stake; thence northwestwardly and parallel to Becker Avenue, 78 feet to an iron stake; thence northeastwardly and parallel to the line between Lots 18, 19 and 20, 83.4 feet to the point in the southwesterly margin of Becker Avenue; thence with said margin southeastwardly 78 feet to the point of beginning.

BEING the same property conveyed to Richard C. Whittaker by deed from Ruth B. Duncan of record in Book 5892, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 124 Becker Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of December, 1985.

Ruth B. Whittaker

Richard C. Whittaker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of December, 1985, before me personally appeared Richard C. Whittaker and wife, Ruth B. Whittaker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6750 PAGE 196

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 46,500.00.

Ben F. McCormick III
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 1985.

My Commission Expires: 11-1-87

Notary Public

WARRANTY DEED

from:
Richard C. Whittaker and wife, Ruth B. Whittaker

to:
Ben F. McCormick, III and wife, Dorothy M. McCormick

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
PEGGY T. WILKINSON REGISTER
Dec 31 10 30 AM '85

91059

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6750 PAGE 197

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

4650.00- CONT.
120.00 COTAX
.50 PRFEE
6.00 MORTD
CHECK 127.40-
1357A12/31/85 BAL .00

6501 ID

IDENTIFICATION REFERENCE

DEC 31 10 30 AM '85

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 206222