ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Steven M. Tate, M.D. etux	Citizens and Southern Mortgage Company	
(NAME)	(NAME)	
406 Westview Ave.	P. O. Box 656	116-11-90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Tucker, Georgia 30085-0656	BM-02780
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6834 PAGE 16

For and in consideration of the sum of Two hundred forty-eight thousand and no/100----- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

WE, Charles Elford McKay, III and wife, Sally Clardy McKay, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Steven M. Tate, M.D. and wife, Miriam B. Tate

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Plat of Royal Oaks Land Co.'s Subdivision of Baker Tract as of record at Plat Book 421, page 102 and 103, said Register's Office.

Said Lot No. 55 fronts 575 feet, more or less, on the southwesterly margin of Royal Oaks Ave. "not open" and extends back 285 feet, more or less, on the southerly line and 483.5 feet, more or less, on the westerly line along West View Ave. to a point of intersection.

Being all the same property conveyed to the grantors herein by deed of record at Book 6040, page 964, said Register's Office.

this conveyance is subject to 1986 City and County property taxes, which have been prorated this date and the grantees assume in full.

93248

IDENTIFICATION REFERENCE

APR 21 2 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 406 Westview Ave., Nashville, TN. 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of April, 19 86.

Charles Elford McKay, III

Sally Clardy McKay

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6834 PAGE 17

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Charles Elford McKay, III etux, Sally Clardy McKay

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 Nashville, TN., this 18th day of April, 19 86.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 248,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven M. Tate

Sworn to and subscribed before me
this 18th day of April, 19 86.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM

Charles Elford McKay, III and wife,

Sally Clardy McKay

TO

Steven M. Tate, M.D. and wife,

Miriam B. Tate

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6834 PAGE 18

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
			240000.00- CAMT.	
			644.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 651.50-	
			5169A04/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93248

IDENTIFT REFERENCE

APR 21 2 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239209