File 1

BOOK 6978 PAGE 691

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 86.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co., 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Charles Qualls (NAME)	Covenant Mortgage Corporation (NAME)	119-14
302 East Morton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 1988, 101 Winners Circle (STREET ADDRESS)	106.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, WE, ~~Sandra G. McDonald~~, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Charles Qualls and wife, Linda Qualls~~

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2 of Block "A" on the Plan of Part One of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra G. McDonald, unmarried by deed from Joseph Glenn Anderson, of record in Book 6251, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

41995

IDENTIFICATION REFERENCE

SEP 15 11 29 AM '86

PAUL E. WILLIAMS, REGISTER DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) unimproved (XX) property, known as 302 East Morton Avenue, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 un-encumbered, 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. 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.

Witness my hand this 5th day of September, 19 86

Sandra G. McDonald

Sandra G. McDonald

1863 09/16 135.02

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra G. McDonald

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

Witness my hand and official seal at Antioch, Tennessee, this 5th day of September, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Sandra G. McDonald

TO

Charles Qualls and wife, Linda Qualls

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____

FOR _____ BOOK 6978 PAGE 693

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

45900.00 CAMT.
128.52 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 135.02
1866A09/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41995

IDENTIFICATION REFERENCE

SEP 15 11 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 294687