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

Mail

BOOK 7009 PAGE 727

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
ALTON E. MCCONNELL 300 NAWAKA TRAIL MADISON, TENNESSEE 37115	UNITED COMPANIES FINANCIAL CORP. 1994 RIVERGATE PARK OFFICE BUILDING SUITE 208 MADISON, TENNESSEE 37115	MAP 51-08 PARCEL 126 11D-67085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, GLADYS BURGESS, a widow , hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said ALTON E. MCCONNELL, hereinafter referred to as " GRANTEE(S) ", his heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 115 E. Due West Avenue, Madison, Tennessee 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and representatives forever, and I covenant with the said Grantee(s), his heirs and representatives, that I am lawfully seized and possessed of the "Property" in fee simple, and has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and representatives against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 10th day of Oct., 1986.

Gladys Burgess, widow
GLADYS BURGESS, a widow

5290 8

IDENTIFICATION

Oct 15 10 18 AM '86

MAIL TAX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7009 PAGE 728

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 43,500.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alton F. McConnell Jr.
AFFIANT

Subscribed and sworn to befor me this the 10th day of october ,1986.

Diana L. Martinez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named GLADYS BURGESS, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the10th day of October , 1986.

Diana L. Martinez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7009 PAGE 729

Being Lot "C" on the Map of Due West Montague, as of record in Book 421, page 152, Register's Office for said County.

Said Lot "C" fronts 100 feet on the northerly side of Belle Camp Highway and runs back 188.7 feet on the easterly line and 195 feet on the westerly line to an alley, measuring 100.2 feet thereon.

Being the same property conveyed to William B. Burgess et ux, Gladys Burgess by deed from Joseph H. Hopkins et ux, Ruby Hopkins of record in Book 2303, page 583, said Register's Office, the said William B. Burgess having sunce died, property vests soley in Gladys Burgess, his widow.

" EXHIBIT B " BOOK 7009 PAGE 730

This conveyance is subject to restrictions of record in Book 549, page 294, said Register's Office and the Map of Due West Montague of record in Book 421, page 152, said Register's Office. Taxes for the year 1986, which have been prorated between Grantor and Grantee.

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 731

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

4350.00- CONT
121.50 RSTAX
.50 PRFE
12.00 MTG
CHECK 134.00-
4260217 5/06 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2906

5

CONTIE REFERENCE

Oct 15 10 18 AM '86

No. 00483