Prepared by: Blake Freeman, Atty., P. O. Box 1368, Madison, TN 37116

# WARRANTY DEED

BOOK 7212 PAGE 471

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Elsa Morris (NAME) | Mortgagee: The New York Guardian Mortgagee Corp. (NAME) | 43-11-76 |
| 229 Stanton Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 840 (STREET ADDRESS) | |
| Madison, Tn 37115 (CITY) (STATE) (ZIP) | Hempstead, NY 11551 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- Dollars,

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, including the assumption of the mortgage of record in Book 5495, page 979, Register's Office for Davidson County, Tennessee, securing the payment of the original sum of $30,800.00, receipt of which is hereby acknowledged,

MICHAEL D. McKINNON AND WIFE, NORMA J. McKINNON

have this day bargained and sold, and do hereby transfer and convey unto the said ELSA S. MORRIS

_____ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Being Lot No. 62 on the Plan of Archwood Acres, section 1, of record in Plat Book 2133, page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. McKinnon and wife, Norma J. McKinnon by deed from Maurice H. Early and wife, Linda Early of record in Book 5495, page 976, Register's Office for Davidson County, Tennessee.

8042

RECEIVED FOR REFERENCE

APR 23 9 25 AM '87

REGISTER

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,996.06

Subscribed and sworn to before me this the 22nd day of April 19 87

My commission expires 7-29-89 (Affix Seal)

Affiant Elsa S. Morris

Notary Public Charlie E. Choate

unimproved ( )
This is improved (X) property, known as 200 Archwood Drive, Madison, TN 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for above mtg. of record in Bk. 5495, pg. 979, and current years' taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 22nd day of April, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Michael D. McKinnon
MICHAEL D. McKINNON

Norma J. McKinnon
NORMA J. McKINNON

3129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Michael D. McKinnon and Norma J. McKinnon

*the within named 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* Madison, *Tennessee, this* 22nd *day of* April, *1987*

Charles E. Khoten *Notary Public*

*Commission expires* 7-29-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM

TO

Compliments of
**Madison Title Company**
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 30976.06 CAMT. | |
| | | | 95.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDCED | |
| | | | CHECK | 101.70 |
| 04/23/87 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18042

IDENTIFICATION REFERENCE

APR 23 9 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72879