NAME AND ADDRESS OF NEW OWNER:
William Ken Arnold
4741 Apollo Drive
Antioch, Tennessee 37013

SEND TAX NOTICES TO:
William Ken Arnold
4741 Apollo Drive
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:

Patrick J. McHale
Attorney at Law
201 West Main St., Suite 202
Murfreesboro, Tennessee 37130

11-16.1-4
P-005 66

BOOK 7222 PAGE 249

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, DAVID A. MAJORS, single, have this day bargained and sold and do hereby transfer and convey unto WILLIAM KEN ARNOLD, single, his heirs and assigns, forever, that certain parcel of real estate situated and located in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> LAND in the 2nd, formerly 5th, Civil District, Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Antioch Pike at the southeasterly corner of the property conveyed to David Earl Simpson, of record in Book 3874, page 773, said Register's Office, said point being the southwesterly corner of the herein described tract of land; thence, with the northerly margin of said Pike, eastwardly 110 feet to a point; thence, northeastwardly 45 feet to a point; thence, with a line running parallel to the northerly margin of Antioch Pike, northwestwardly 110 feet to a point in Simpson's easterly line; thence, with Simpson's easterly line, southwestwardly 45 feet to the point of beginning.
>
> Being the same property conveyed unto David A. Majors, single, by warranty deed of P. O. Shumate, Jr., et ux, dated January 22, 1981, and of record in Deed Book 5704, page 245, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except by lien of the 1987 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 24th day of April, 1987.

David A. Majors
DAVID A. MAJORS

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD)

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On this 24th day of April, 1987, before me personally appeared DAVID A. MAJORS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing (WARRANTY DEED) instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, on this 24th day of April, 1987.

Patrick J McHale
NOTARY PUBLIC

My Commission Expires: 2/4/89.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ken Arnold
AFFIANT

Sworn to and subscribed before me on this 24th day of April, 1987.

Patrick J McHale
NOTARY PUBLIC

My Commission Expires: 2/4/89.

2.1.7.4

IDENTIFICATION REFERENCE

MAY 1 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7222 PAGE 251

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 65000.00- | CAMT. |
| | | | 182.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 188.50- |
| | | | 1784A05/01/87 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 1 7 4

IDENTIFI REFERENCE

MAY 1 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76442