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THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Frances D. Cummings
4909 Kilimanjaro Drive
Old Hickory, TN 37138

MORTGAGEE:
National Mortgage Company

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book No. 4D-61101
Map & Parcel No. 65-13-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Donald William MacDonald and wife, Karen E. Macdonald,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frances D. Cummings,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 480 on the Plan of Sherwood Forest, Section "5" as of record in Book 4660, page 190, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Donald William MacDonald and wife, Karen E. MacDonald by virtue of a deed of record in Book 6532, page 899, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4909 Kilimanjaro Drive, Old Hickory, TTN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 4660, page 190, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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. 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 our hands this 30th day of April, 1987.

Donald William MacDonald — Karen E. MacDonald

DONALD WILLIAM MacDONALD **KAREN E. MacDONALD**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald William MacDonald and wife, Karen E. MacDonald,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of April, 1987.

Michelle H. Crouch
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Brenda F. Robinson
AFFIANT

Subscribed and sworn before me
this 30th day of April, 1987.

Michelle H. Crouch
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

30698

IDENTIFICATION REFERENCE

MAY 29 S 11 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

67500.00- CAMT.
189.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 195.50-
2708A05/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30698.

IDENTIFICATION REFERENCE

MAY 29 9 11 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87144