THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

CARL L. SUMRULD
425 East Old Hickory Blvd
Madison, TN 37115

MORTGAGEE(S):
DUVAL FEDERAL SAVINGS AND LOAN ASSCO.
4019 BOULEVARD CENTER DRIVE
JACKSONVILLE, FLORIDA 32207

SEND TAX BILLS TO:

DUVAL FEDERAL SAVINGS AND LOAN ASSCO.
4019 BOULEVARD CENTER DRIVE
JACKSONVILLE, FLORIDA 32207

MAP AND PARCEL NOS.:
MAP 43-11
PARCEL 108
11D-54690

32115

IDENTIFICATION REFERENCE

JUN 2 1 51 PM '87

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 47,127.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carl L. Sumruld
AFFIANT

Subscribed and sworn to before me this the 2nd day of June, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

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, the receipt and sufficiency of which are hereby acknowledged including the Grantee(s) assuming a certain unpaid indebtedness of record in Book 7146, page 812, Register's Office for Davidson County, Tennessee, which Grantee(s) promises to pay and hold Grantor(s) harmless from same, ARTHUR EUGENE ALLGOOD ET UX, BETTY S. ALLGOOD hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said CARL L. SUMRULD hereinafter referred to as "GRANTEE(S)" his heirs and assigns, 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 107 McArthur Dr., 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 assigns forever, and we covenant with the Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

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

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 2nd day of June, 1987.

X Arthur Eugene Allgood
ARTHUR EUGENE ALLGOOD

X Betty S. Allgood
BETTY S. ALLGOOD

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 ARTHUR EUGENE ALLGOOD ET UX, BETTY S. ALLGOOD the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 2nd day of June, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7255 PAGE 486

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Map of Anderson Estates of record in Book 1130, page 37, Register's Office for said County, being the south 90 feet of Lot 100 and the North 25 feet of Lot 99 on the Plan of Subdivision of Lots 1 and 13 of said Anderson Estates, not if record, and described according to a survey by Donald R. Carver, surveyor Lic. No. 271, dated october 10, 1979, as follows:

Beginning at an iron pin on the westerly margin of McArthur Avenue; thence along said westerly margin South 25° 42' West 76.6 feet to an iron pin; thence leaving said westerly margin of McArthur Avenue and along the northerly margin of Old Hickory Boulevard, North 8° 10' West 172.5 feet to an iron pin; thence North 5° 30' East 77.9 feet to an iron pin; thence South 87° 10' East 170.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Arthur Eugene Allgood et ux, Betty S. Allgood by deed of record in Book 7146, page 810, said Register's Office, said property having been previously conveyed to Arthur Eugene Allgood by deed from record in Book 6532, page 795, said Register's Office.

" EXHIBIT B "

BOOK 7255 PAGE 487

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. The Plan of record in Book 1130, page 37, said Register's Office.

3. An Easement for TVA power lines of record in Book 1196, page 208, said Register's Office. NES records show that concrete block garage lies within easement.

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

RECEIVED OF _____

FOR _____

BOOK 7255 PAGE 488

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

47127.84- CAMT.
131.88 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 144.38-
4313A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3211 5

IDENTIFICATION REFERENCE

JUN 2 1 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88720