BOOK 7285 PAGE 307

**WARRANTY DEED**

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 22,000.00 .

Michael R. Rankhorn
Affiant

SWORN to and subscribed before me on this the 1st day of July, 1987.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 1/10/89

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NO. |
|---|---|---|
| Michael R. Rankhorn | OLD HICKORY EMPLOYEES CREDIT UNION | 81-1 36 Am |
| 1806 Haley Ave. | 1000 Industrial Rd. | |
| Nashville, Tn. 37218 | old Hickory, Tn. 37138 | |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **BILLIE JEAN RANKHORN PARTAIN and husband, MAURICE PARTAIN,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **MICHAEL R. RANKHORN and wife, PAULA M. RANKHORN,** hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northeasterly one-half of Lot No. 61 on the Map of Haley's Subdivision of Part of Block 5 in G. T. Seegog's Subdivision of Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

SAID part of Lot No. 61 fronts 50 feet on the southeasterly side of Hailey Avenue and runs back 172 feet on the northeasterly line and 173 feet 10 inches, more or less, on the southwesterly line to a dividing line between Lots Nos. 32 and 61, measuring 50 feet thereon.

BEING the same property conveyed to BILLIE JEAN RANKHORN (now Partain) by Final Decree of Divorce of record in Book 7256, Page 135, Registers' Office for Davidson County, TN.

The said Maurice Partain joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said BILLIE JEAN RANKHORN PARTAIN.

This is improved property known as 1806 Hailey Avenue, Nashville, TN

4202 0

IDENTIFICATION REFERENCE

JUL 2 8 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL CARE

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, 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 1st day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Billie Jean Rankhorn Partain — Maurice Partain

BILLIE JEAN RANKHORN PARTAIN — MAURICE PARTAIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BILLIE JEAN RANKHORN PARTAIN and husband, MAURICE PARTAIN, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Old Hickory, Tennessee, this the 1st day of July, 1987.

Virginia Fowler
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/10/89

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

RECEIVED OF _____

FOR _____

BOOK 7285 PAGE 309

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 22000.00= CAMI. | |
| | | | 61.60 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDFEE | |
| | | | CHECK | 68.10- |
| | | | 5689AU7/02/87 PAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

420:20

IDENTIFICATION REFERENCE

JUL 2 8 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99846