BOOK 7293 PAGE 535

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

mail

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
M/M Kenneth J. Melkus 6104 Paddock Pl Brentwood, TN 37027	Same	159-170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Forty-Three Thousand and 00/100 Dollars ($43,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of July, 1987.

Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AUDUBON HOMES, INC., a Tennessee Corporation, has bargained and sold, and by these presents does grant, transfer and convey unto KENNETH J. MELKUS AND WIFE, BARBARA L. MELKUS, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Boker Heights, Section III, as of record in Plat Book 4300, page 62, Register's Office for said County, to which plan reference is here made for a more complete and accurate description; said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Audubon Homes, Inc. by deed from James E. Dunn and wife, Margaret R. Dunn, of record in Book 6881, page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1987 property taxes, a lien not yet due and payable.

2. Restrictive covenants of record in Book 4550, page 142, said Register's Office.

3. All things and matters on the Plan of record in Book 4300, page 62, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to KENNETH J. MELKUS AND WIFE, BARBARA L. MELKUS, their heirs, successors and assigns forever.

AND AUDUBON HOMES, INC., does covenant with the said KENNETH J. MELKUS AND WIFE, BARBARA L. MELKUS, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND AUDUBON HOMES, INC. further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to KENNETH J. MELKUS AND WIFE, BARBARA L. MELKUS, their heirs, successors and assigns, against the lawful claims of all persons claiming by or through it.

IN WITNESS WHEREOF, the said AUDUBON HOMES, INC. has caused these presents to be signed by a duly authorized officer this 9th day of July, 1987.

AUDUBON HOMES, INC.

By: Tony Lucario

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Anthony Lucario, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Audubon Homes, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, this 9th day of July, 1987.

Mary Lynn Melkunick
Notary Public

My Commission Expires: 10-2-89

44633

IDENTIFT REFERENCE

JUL 10 11 14 AM '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 7293 PAGE 537

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
			430[illegible] .60- PART.	
			100.40 STATE	
			.50 PRFE	
			6.00 RECD	
			CHECK	1[illegible].90-
			856/A07/10/87 DAV	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44633

IDENTIFICATION REFERENCE

JUL 10 11 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102766