RAGWP17 07/24/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Kevin P. McDermott and wife, Deborah A. McDermott 438 Royal Oaks Drive Nashville, TN	Third National Bank in Nashville:	116-15-47

Sent tax bills to: Owner
Mortgagee V

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL E. STUMPF Jr. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto KEVIN P. McDERMOTT AND WIFE, DEBORAH A. McDERMOTT ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of a resubdivision of Royal Oaks Section B, as of record in Book 1424, page 89, Register's Office for said County.

Said Lot No. 2 fronts 130 feet on the easterly side of Royal Oaks Drive, as measured along a slight curve and runs back between lines 223.8 feet on the north line and 247.7 feet on the south line to a dead line in the rear measuring 246 feet thereon.

Being the same property conveyed to Grantor by deed from Nancy Manier Smith of record Book 6087, page 390, said Register's Office.

This is improved property known as 438 Royal Oaks Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for the year 1987, a lien but not yet due and payable.

2. The plan of record in Book 1424, page 89, said Register's Office, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30 day of July, 1987.

Samuel E. Stumpf, Jr.

Jane G. Stumpf joins herein for the sole purpose of conveying any interest she may have in the said property by virtue of her marriage to Samuel E. Stumpf, Jr.

Jane G. Stumpf

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Samuel E. Stumpf, Jr. and wife Jane G. Stumpf, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1987.

Notary Public

My Commission Expires:
2-9-89

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $243,500.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 1987.

Notary Public

My Commission Expires:
7-19-89

JUL 30 11 30 AM '87
LEILA C. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

50862

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

RECEIVED OF _____

FOR _____

BOOK 7310 PAGE 907

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50862

IDENTIFI REFERENCE

JUL 30 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.109884