BOOK 7378 PAGE 322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 30 day of September 1987

Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 7N11474
907 Two Mile Parkway, Bldg. E Goodlettsville, Tn 37072

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Bruce Augustine | FIRST TENNESSEE BANK NATIONAL |
| 1113 Fernbank Avenue | P.O. Box 1000, Dept. 47 |
| Madison, TN 37115 (STREET ADDRESS / CITY / STATE / ZIP) | Memphis, TN 38148 (STREET ADDRESS / CITY / STATE / ZIP) |
| MAP & PARCEL NO. | 052-09-0 008.03 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Madolyn S. Lindsay joined by her husband, Paul A. Lindsay

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Bruce Augustine and wife, Nita Augustine, joined by Velma Augustine

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 17 on the Plan of Montague Subdivision, of record in Plat Book 421 at page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Madolyn S. Lindsay by Quit-claim of record in Book 7375 page 929, Register's office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

Paul A. Lindsay joins in this conveyance to convey any marital right, title and interest he may have in said property.

7 3 9 9 8

IDENTIFICATION REFERENCE

Oct 14 9 32 AM '87

DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1113 Fernbank Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 30 day of September, 19 87

Madolyn S. Lindsay

Madolyn S. Lindsay

Paul A. Lindsay

Paul A. Lindsay

State of Illinois
County of Cook

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On this 30th day of September, 19 87, before me personally appeared Madolyn S. Lindsay, joined by her husband, Paul A. Lindsay to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
6/2/91

"OFFICIAL SEAL"
WESLEY Z. KUPZYK, Notary Public
Cook County, State of Illinois
My Commission Expires 6/2/91

Notary Public 9/29/87

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
907 Two Mile Parkway, Bldg. E
Goodlettsville, Tn 37072

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 52000.00- CAMT. | |
| | | | 145.60 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 152.10- | |
| 2668A | 10/14/87 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 9 9 8

IDENTIFICATION REFERENCE

OCT 14 9 32 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26115