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76027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500

James Ronald McFarland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF October, 87

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
James Ronald McFarland (NAME)	The Kissell Company (NAME)	172-08-0-A
1329 Barnes Road (ADDRESS)	P.O. Box 1686 (ADDRESS)	001.0000
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	05D 63703

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Rhoades and wife, Donna L. Rhoades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ronald McFarland and wife, Annie Marie McFarland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 1 on the Plan of Section One, Hunters Branch, a Planned Unit Development, as of record in Plat Book 6250, page 513, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Rhoades and wife, Donna L. Rhoades by deed from Philhall Corporation of record in Book 6724, page 41, Register's Office, Davidson County, Tennessee.

Subject to Master Deed for Hunters Branch, Section One, as recorded in Book 6601, page 7, Register's Office Davidson County.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6724, page 44, Register's Office for Davidson County, Tennessee in the original principal amount of $72,037.00. Re-recorded in Book 6828, page 6 said Register's Office Davidson County.

7.9420

IDENTIFICATION REFERENCE

Nov 3 10 41 AM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1329 Barnes Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 29th day of October, 19 87

Robert L. Rhoades
Robert L. Rhoades

Donna L. Rhoades
Donna L. Rhoades

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Rhoades and wife, Donna L. Rhoades

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 29th day of October, 1987.

Commission expires 11/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / themselves) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Robert L. Rhoades and wife, Donna L. Rhoades

TO
James Ronald McFarland and wife, Annie Marie McFarland

RETURN TO:
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
NOV 3 10 41 AM
IDENTIFICATION REFERENCE
7.9 4 2 0

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

7350 •[illegible] - CONV.
2[illegible] •00 STTAX
•50 PRFEE
6.00 WDEED
CHECK 229.10-
9004A11/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 32301