BOOK 7507 PAGE 101

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

James M. McGinness
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 19 88.

William T. Berry
Notary Public

MY COMMISSION EXPIRES 7-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
J. M. McGinness, ET UX Linda B. McGinness (NAME)	SAME (NAME)	
479 Drakes Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 44-5
Hendersonville, Tn. 37075 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 177

FOR AND IN 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, J. B. ANNAM, joined by wife, K. Varalaxmi Annam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. M. McGINNESS and wife, Linda B. McGinness

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

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Hadley subdivision of Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the westerly side of Rayon Drive, fromerly Robinson Avenue, and runs back between parallel lines 147 feet to an alley, and measures 39.3 feet thereon.

Being a portion of the same property conveyed to J. B. Annam by deed from Robert E. Miers and wife, Judy Miers of record in Book 4645, Page 789 Register's Office for Davidson County, Tennessee.

K. Varalaxmi Annam joins in this conveyance in order to convey any interest she may have in said property by virtue of being the wife of J. B. Annam, particularly marital rights.

unimproved (X)
This is improved ( ) property, known as 414 Rayon Drive – Old Hickory, Tennessee
(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 ti, 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 1ST day of April, 19 88

J. B. Annam
J. B. ANNAM

K. Varalaxmi Annam
K. VARALAXMI ANNAM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. ANNAM and wife K. Varalaxmi Annam

the bargainor, s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April 19 88

Commission expires 07/17/88

Notary Public

STATE OF TENNESSEE

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) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
J. B. ANNAM and wife,
K. VARALAXMI ANNAM

TO
J. M. McGINNESS and wife,
LINDA B. McGINNESS

18230

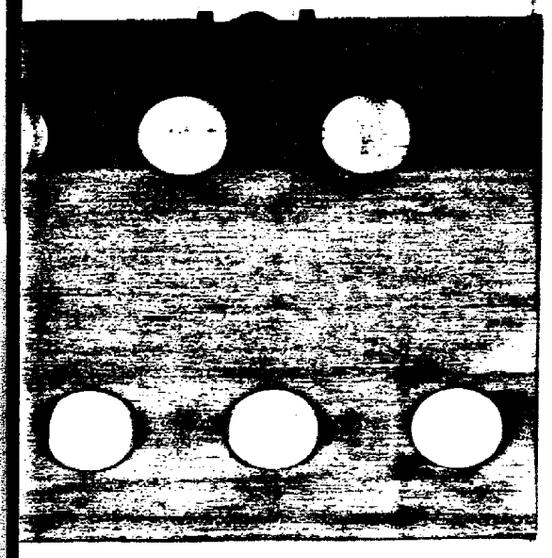
IDENTIFICATION REFERENCE

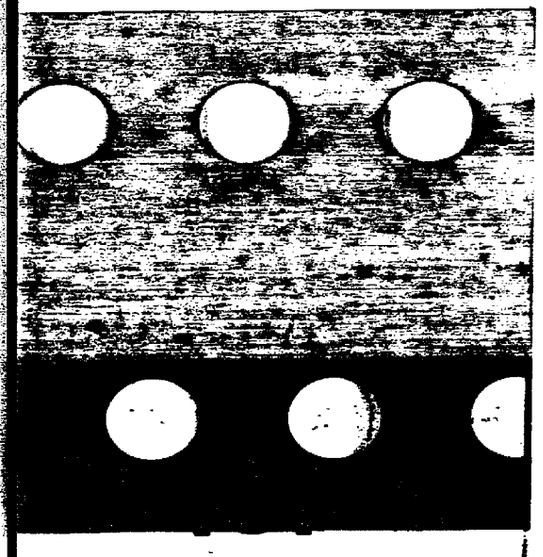
Apr 4 12 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

0746 04/04 0101 CKCHECK 31.70





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 9000.00
CON TX 25.20
PRFEE 0.50
MTGTX 6.00
TOTAL 31.70
CHECK 31.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/88 01 11:49 0001 0746

18230

IDENTIFICATION REFERENCE

APR 4 12 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76957