# 6804 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Midter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7532 PAGE 602

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| R. EDDIE WAYLAND | COMMERCIAL FEDERAL MORTGAGE | Map 104-130A |
| (NAME) | (NAME) | |
| 401 Bowling Avenue, Unit #60 | 2120 South 72nd Street | Parcel 35 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | Omaha, Nebraska 68124 | FB# 7DA-71751 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, NAN B. MCKEE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. EDDIE WAYLAND, unmarried

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

Land in Davidson County, Tennessee, being Building Site No. 35 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nan B. McKee by deed from Thomas J. Ingram and wife, Cynthia A. Ingram of record in Book 6971, page 600, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5019, page 946, Book 5094 page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 628; (3) By-Laws in Book 4941, page 689, amended in Book 5213, page 945; (4) Dedication of common area of record in Book 5487, page 73; (5) Charter of record in Book 4942, page 633; and (6) All matters appearing on the Plan of record in Plat Book 4860, page 44, said Register's Office.

2400 05/03 0101 03CHECK 328.50

2651.8

IDENTIFICATION REFERENCE

MAY 3 10 14 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) / improved ( ) property, known as Unit #60 401 Bowling Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of April, 1988

NAN B. MCKEE Nan B. McKee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7532 PAGE 603

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAN B. MCKEE, unmarried,

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1988

MY COMMISSION EXPIRES: 8/13/89
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM

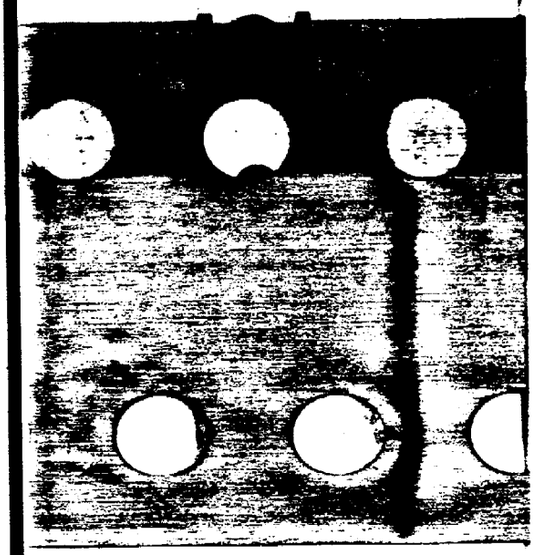
NAN B. MCKEE, unmarried

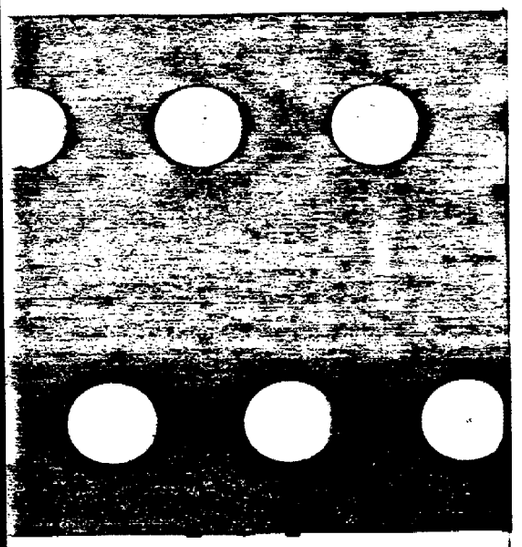
TO

R. EDDIE WAYLAND, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7532 PAGE 604

| | | |
|---|---|---|
| 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 | |
| | 115000.00 |
| CON TX | 322.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 328.50 |
| CHECK | 328.50 |

05/03/88 01 10:13 0001 2400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2651.8

IDENTIFICATION REFERENCE

MAY 3 10 14 AM '88

FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY, TN

**No.** 86684