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FILE BOX 29
FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 28 day of June 19 88

Affiant

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

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12405
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Terry McEachern | Bailey Mortgage Company |
| 1984 Union Hill Road | 200 South Lamar |
| STREET ADDRESS | STREET ADDRESS |
| Goodlettsville, TN 37072 | Jackson, MS 39215-1389 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 16 34 /10D 04310 | |

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, Ronald E. Avis, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Terry McEachern and wife, Annette McEachern

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:

Located in th 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the margin of a new road, and the boundary line between J. M. Binkley and W. J. Adams, and near the residence of J. M. Binkley, running thence south 67 degrees west 1035 feet to the old road and the boundary line of G. T. Binkley; thence north 11 degrees east 146 feet to a point in old road; thence north 66.5 degrees east 429 feet to a point in said road; thence north 75 degrees east 280 feet to a point in said road; thence north 85 3/4 degrees east 259 feet to the point of beginning, containing 2.18 acres, more or less.

Being all of the property conveyed to Ronald E. Avis, unmarried by Deed of record in Book 7268 page 802, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

45066

IDENTIFICATION REFERENCE

JUN 30 9 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1315 06/30 0101 03CHECK 216.50

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1984 Union Hill Road, Goodlettsville, TN 37072

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 my hand this 28 day of June 19 88

Ronald E. Avis

State of Tennessee
County of Davidson

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On this 28 day of June, 19 88, before me personally appeared Ronald E. Avis 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 his free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public
Ruth M. Foran

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.

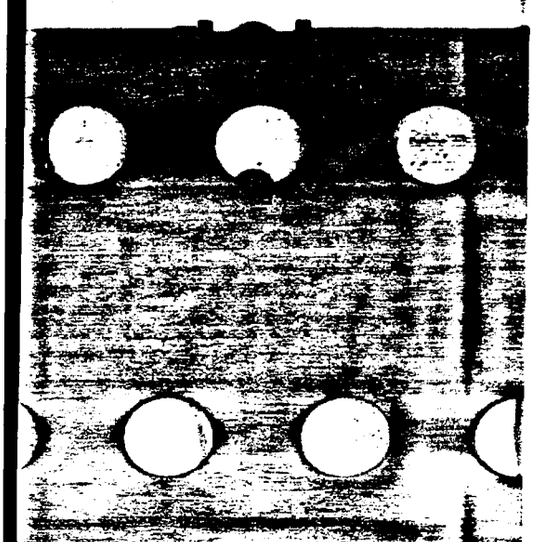
Witness my hand and official seal.
My Commission expires:

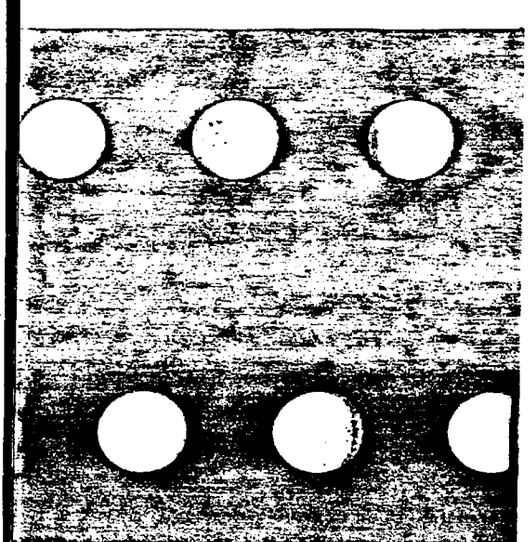
_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072





**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 75000.00 |
| | | | | CON TX 210.00 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 216.50 |
| | | | | CHECK 216.50 |
| 06/30/88 | | 01 | | 09:02 0001 1315 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45066

IDENTIFI REFERENCE

JUN 30 9 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108069