FILE BOX 3

BOOK 7683 PAGE 62

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,600.00

Phyllis McEver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES May 20, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis McEver (NAME)	Guaranty Federal Savings & Loan (NAME)	MAP 86-12
4121 Woodway Lane (ADDRESS)	2030 First Avenue North (ADDRESS)	PARCEL 68.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D-13025

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, Guaranty Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis McEver, unmarried

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. 87, Section 6 on the Plan of Valley Grove Subdivision of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association by Substitute Trustee's Deed from Real Security Inc., Substitute Trustee of record in Book 6981, page 169, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 6112, page 281 Register's Office for said County.

OCT 21 8 23 AM '88
FLOYD W. WILSON, REGISTER
DAVIDSON COUNTY, TN

ILLEGIBLE REFERENCE

7 8 2 4 0

unimproved ( )
This is improved (X) property, known as 4121 Woodway Lane, Hermitage, Tennessee 37076
(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 my hand this 20th day of October, 19 88

Guaranty Federal Savings & Loan Association
By: R. L. Foushee
R.L. Foushee, Exec. V.P./Secretary
by Judy Bevis
Atty in Fact

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of October, 1988, before me personally appeared Judy Bernal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7693, page 60, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 20th day of October, 1988.

My Commission Expires: May 20, 1992

Notary Public

WARRANTY DEED

FROM
Guaranty Federal Savings & Loan

TO
Phyllis McEver

RETURN TO:

CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

9262 10/21 0101 03CHECK 225.95

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	66500.00
CON TX	219.45
PRFEE	0.50
WDEED	6.00
TOTAL	225.95
CHECK	225.95

10/21/88 01 08:24 0001 9262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-8240

IDENTIFICATION REFERENCE

OCT 21 8 23 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146022