FILE BOX 40

FORM No. WD-1

BOOK 7693 PAGE 305

STEVEN G. WATERS
NOTARY AT LARGE
STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,800.00

Shawn D. Showalter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203**

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Shawn D. Showalter | Tennessee Housing Development | 43-7-27 & |
| (NAME) | (NAME) | |
| 316 McArther Drive | 700 Landmark Cntr-401 Church St. | 43-7-28 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Nashville, TN 37219 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Lucille McKinney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn D. Showalter and wife, Kimberly K. Showalter

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 Davidson County, Tennessee, being Lots Nos. 134 and 135 on the unrecorded Map of Section 1, Anderson Estates, being a re-subdivision of Tracts Nos. 1 and 13 of the Anderson Tract, of record in Book 1130, page 37, Register's Office for said County, and described according to an unregistered copy of a survey thereof made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

BEGINNING at a point in the west margin of McArther Drive, the corner of Lots 135 and 136; thence with the line between said lots, westerly 150 feet to a point, a corner of Lot 146; thence along the rear lines of Lots 146 and 148 and Lots 134 and 135, southerly 100 feet to a point, a corner of Lots 133 and 149; thence with the line between Lots 133 and 134, easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same northerly 100 feet to the beginning.

Being the same property conveyed to Lucille McKinney by deed from Christopher G. McKinney and wife, Sharon McKinney of record in Book 6464, page 984, Register's Office, Davidson County, Tennessee.

unimproved ( ) property, known as 316 McArther Drive, Madison, TN 37115
This is improved (xx)
(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 31st day of October 19 88

Lucille McKinney

Lucille McKinney

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucille McKinney, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 88

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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, 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

3490 11/02 0101 03CHECK 157.64

WARRANTY DEED

FROM

Lucille McKinney, unmarried

TO

Shawn D. Showalter and wife,

Kimberly K. Showalter

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

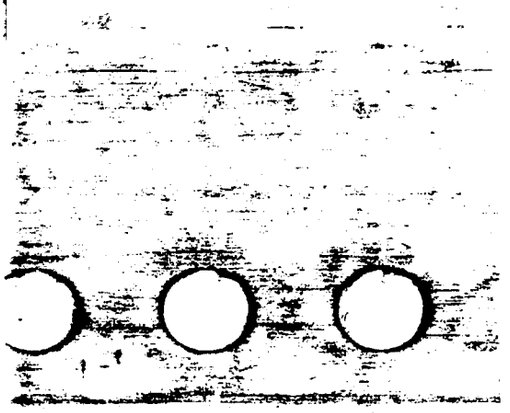
STEVEN G. WATERS
Attorney at Law

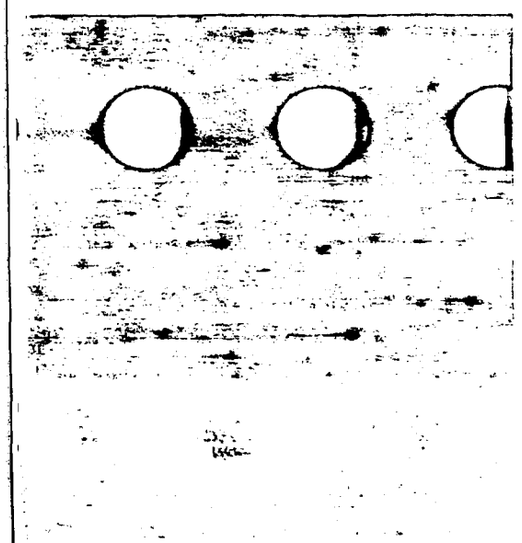
8 1 8 2 1

IDENTIFICATION

Nov 2 10 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





**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 45800-00
CON TX 151-14
PRFEE 0-50
WDEED 6-00
TOTAL 157-64
CHECK 157-64

11/02/88 01 10:37 0001 3490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 2 1

IDENTIFICATION REFERENCE

Nov 2 [illegible] 88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

**No.** 150110