BOOK 7726 PAGE 858

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Subscribed and sworn to before me, this the 2nd day of December 19 88

My commission expires: 11/10/89

Affiant James H. Carter

Notary Public

(Affix Seal)

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: MORTGAGEE |
|---|---|
| James H. Carter | CENTURY MORTGAGE CORP. |
| 1400 Donelson Avenue (STREET ADDRESS) | 15 Century Boulevard, Suite 100 (STREET ADDRESS) |
| Old Hickory, TN 37138 (CITY STATE ZIP) | Nashville, TN 37214 (CITY STATE ZIP) |

MAP & PARCEL NO 44-10-8.00

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, Arlis E. McGuire and wife, Joyce A. McGuire

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James H. Carter and wife, Theresa R. Carter

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 PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 4, Section 1 on the Plan of Rolling Green Subdivision, Village of Old Hickory, of record in Plat Book 1424 at page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Arlis E. McGuire and wife, Joyce A. McGuire by deed recorded in Book 5103 at page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

93160

IDENTIFICATION REFERENCE

Dec 14 8 52 AM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

7036 12/14 0101 03CHECK 199.55

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1400 Donelson Avenue, Old Hickory, TN 37138

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 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 2nd day of December 19 88

Arlis E. McGuire Arlis E McGuire

Joyce A. McGuire Joyce A McGuire

State of Tennessee
County of Sumner

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On this 2nd day of December, 19 88, before me personally appeared Arlis E. McGuire and wife, Joyce A. McGuire 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

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.

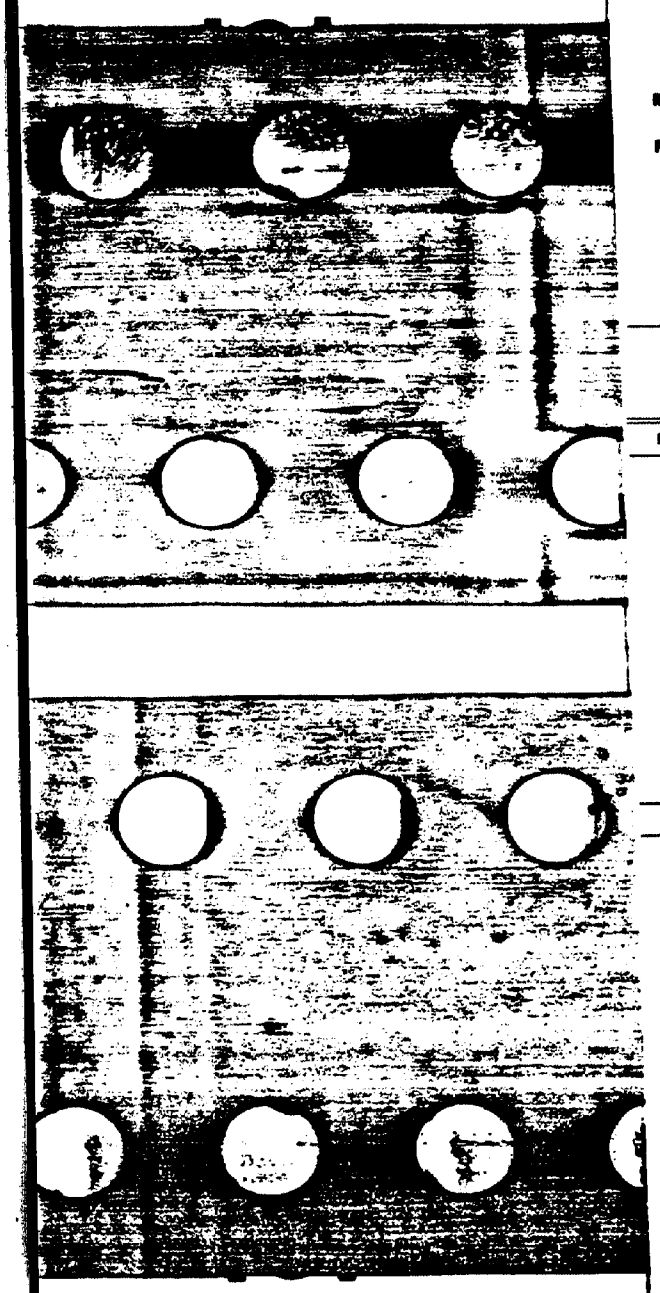
Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.



**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 TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 58500.00
CON TX 193.05
PRFEE 0.50
WDEED 6.00
TOTAL 199.55
CHECK 199.55

12/14/88 01 08:52 0001 7036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93160

IDENTIFICATION REFERENCE

Dec 14 8 52 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 163217