file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
R. L. Madison
1119 Ardee Avenue
Nashville, TN 37216

MORTGAGEE:
National Mortgage Company

4041 Knight Arnold Road
Memphis, TN 38118

MAP-PARCEL NUMBERS:
61-15
98
15DZ 20880

WARRANTY DEED BOOK 7827 PAGE 995

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roger W. McKinney and wife, Janis B. McKinney hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. L. Madison and wife, Peggie A. Madison hereinafter called the Grantee, Grantee's 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 Lot No. 8 of Block "C" on the plan of Resubdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for said County.

SAID Lot No. 8 of Block "C" fronts 50 feet on the northeasterly margin of Ardee Avenue and extends back 204.4 feet on the northwesterly line and 206.8 feet on the southeasterly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Roger W. McKinney and wife, Janis B. McKinney, by deed from Andrew Stephen Wilson and wife, Jennifer G. Wilson, of record in Book 6843, Page 822, Register's Office for Davidson County, Tennessee.

APR 28 4 09 PM '89

This is (~~X~~) improved property, known as 1119 Ardee Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of April, 19 89

Janis B. McKinney

Janis B. McKinney

Roger W. McKinney

Roger W. McKinney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of April, 19 89 before me personally appeared Roger W. McKinney and wife, Janis B. McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7827 PAGE 996

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 47,000.00.

R. L. Madison
Affiant

Subscribed and sworn to before me, this the 28th day of April, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

WARRANTY DEED

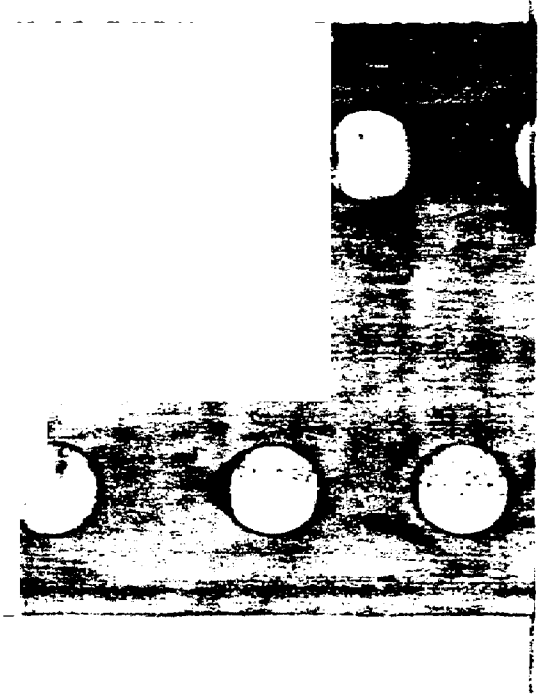
from:
Roger W. McKinney and wife, Janis B. McKinney

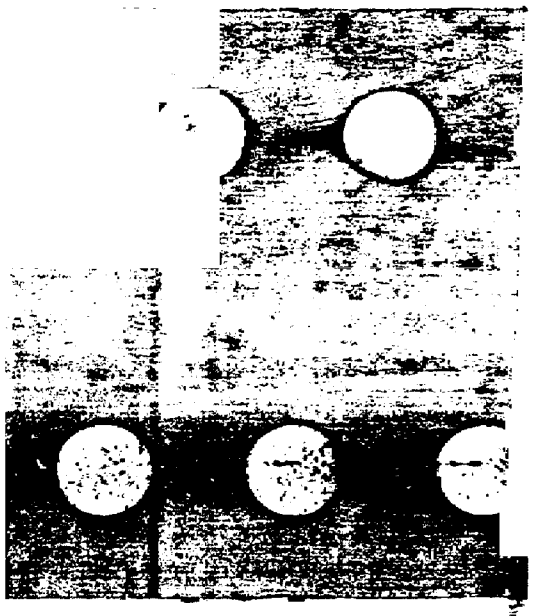
to:
R. L. Madison and wife, Peggie A. Madison

0361 04/28 0101 03CHECK 161.50

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28259





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 997

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 47000.00
CON TX 155.10
PRFEE 0.50
WDEED 6.00
TOTAL 161.60
CHECK 161.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/89 01 16:11 0001 0361

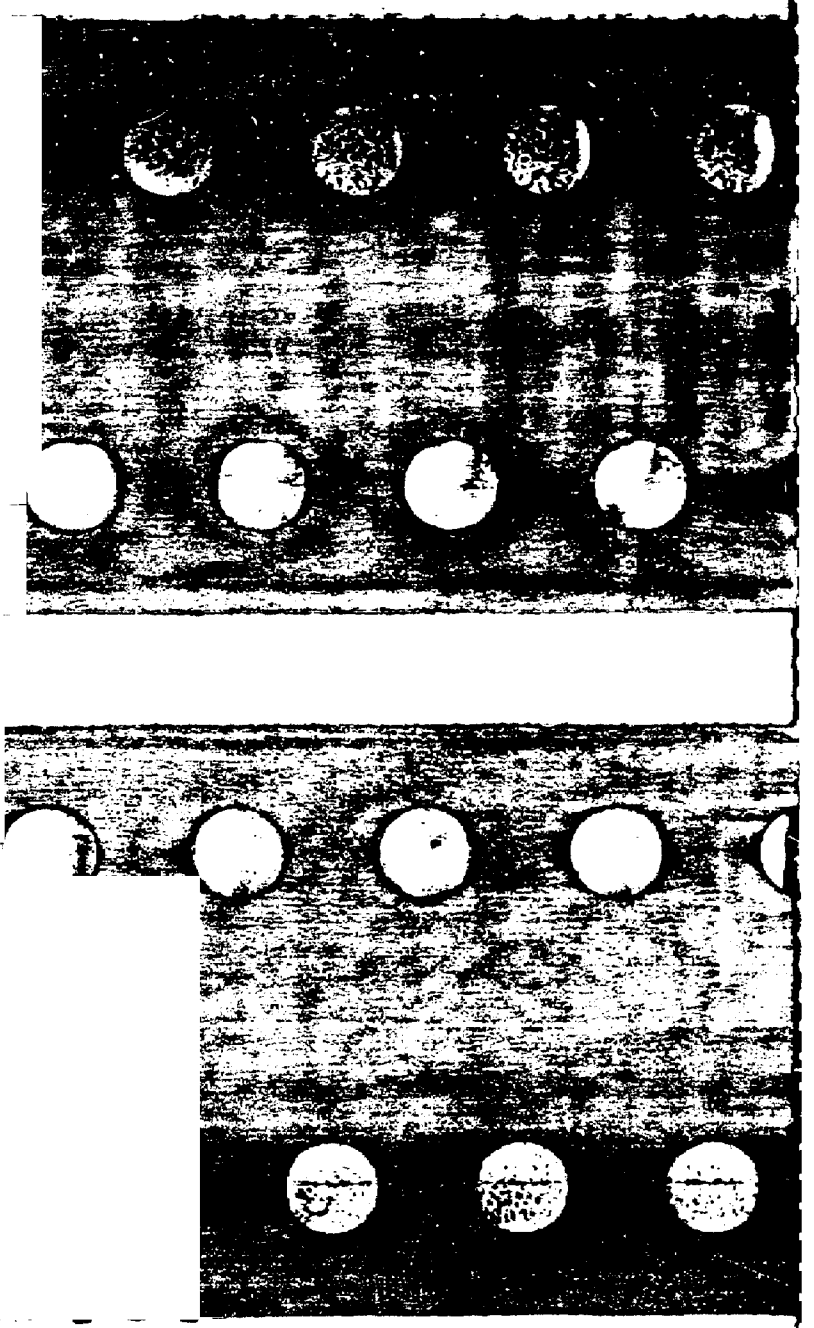
2875

APR 28 4 09 PM '89

No. 204685

4-28-84

VOID



BOOK 7827 PAGE 998

BOOK 7827 PAGE 999

4-28-94

VOID

BOOK 7827 PAGE 998

BOOK 7827 PAGE 999

