FILE BOX 38 FILE #8949

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Midter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7940 PAGE 985

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM R. COUNCIL, III (NAME) | LEADER FEDERAL MORTGAGE, INC. (NAME) | MAP 75-11 |
| 641 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | PARCEL 73 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, ANDREW D. MARGRAVE and MARILEE E. MARGRAVE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. COUNCIL, III, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 398 on the Plan of Section 3 Highlands of Tulip Grove, as of record in Plat Book 4675, page 140, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew D. Margrave and wife, Marilee E. Margrave by deed from Hershel R. West, Jr. and wife, Barbara A. West of record in Book 6561, page 57, said Register's Office. The said Andrew D. Margrave and Marilee E. Margrave have since divorced.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4793, page 157, made applicable in Book 4849, page 767, amended in Book 5020, page 58, amended in Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 140, said Register's Office.

6.7.1.7.0

IDENTIFICATION REFERENCE

SEP 19 8 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5915 09/19 0101 03CHECK 262.75

unimproved ( )
This is improved (XX) property, known as 641 Mercer Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of September, 1989.

Andrew D. Margrave
ANDREW D. MARGRAVE

Marilee E. Margrave
MARILEE E. MARGRAVE

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7940 PAGE 986

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW D. MARGRAVE and MARILEE E. MARGRAVE, both unmarried

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of September, 19 89.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1989

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ANDREW D. MARGRAVE and MARILEE E. MARGRAVE, both unmarried

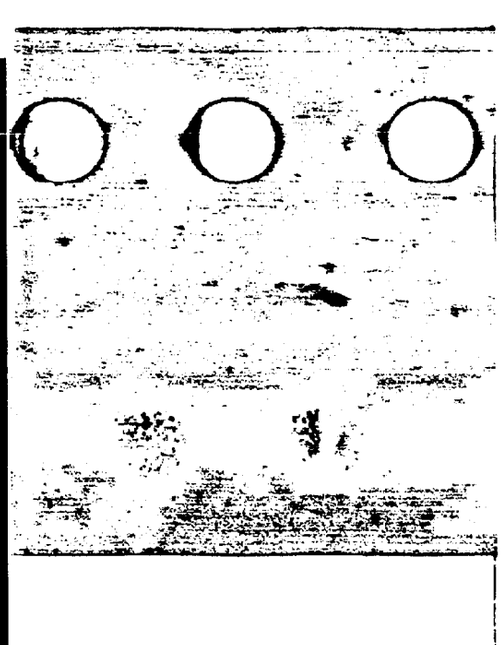
TO

WILLIAM R. COUNCIL, III, Unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

**BOOK 7940 PAGE 987**

| | | |
|---|---|---|
| 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 | 77500.00 |
| CON TX | 255.75 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 262.75 |
| CHECK | 262.75 |

09/19/89 01 08:05 0001 5915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 7: 1: 7: 0

IDENTIFI REFERENCE

SEP 19 8 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 249895