| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Donald B. Francis (NAME) | Sovran Mortgage Company (NAME) | 076-01 |
| 524 Tulip Grove Rd. (STREET ADDRESS OR ROUTE NUMBER) | Box 26369 (STREET ADDRESS) | 024 |
| Hermitage, TN. 37076 (CITY) (STATE) (ZIP CODE) | Richmond, Va. 23275-001 (CITY) (STATE) (ZIP CODE) | 04D 06125 |

## WARRANTY DEED

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, we,

Charles A. Mc Cord and wife, Mary E. Mc Cord
hereinafter called the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said Donald B. Francis and wife, Lucinda K. Francis

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot no. 7 on the plan of Section One, Sunset Park, of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Mc Cord and wife, Mary E. Mc Cord by deed from Jeffrey Edgar Kimbro and wife, Theresa B. Kimbro, as of record in Book 7972, page 964, said Register's Office.

The grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 7972, page 967, said Register's Office.

The Escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

76805

IDENTIF. TREFERENCE

DEC 4 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5870 12/04 0101 03CHECK 228.76

unimproved ( )
This is improved ( x ) property, known as 524 Tulip Grove Rd. (House Number) (Street)
Hermitage, TN. 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of November, 19 90

X Charles A. Mc Cord
Charles A. Mc Cord

X Mary E. Mc Cord
Mary E. Mc Cord

BOOK 8248 PAGE 758

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Mc Cord and wife, Mary E. Mc Cord

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, TN. this 30TH day of November, 19 90.

My commission expires 1-18-91 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $67,173.75 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30TH day of November, 1990.

My commission expires 7/23/94 Notary Public

| This instrument was prepared by: | |
|---|---|
| David J. Waynick, Attorney, 211 Donelson Pike, Nashville, Tennessee 37214t | |
| Name | Address |

WARRANTY DEED

FROM Charles A. Mc Cord et ux

TO Donald B. Francis et ux

MAIL TO:
BROKERS ESCROW SERVICES, INC.
P.O. BOX 140255
NASHVILLE, TN. 37214

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

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 759

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT 67173.75
CON TX 221.76
PRFEE 1.00
WDEED 6.00
TOTAL 228.76
CHECK 228.76

12/04/90 01 09:18 0001 5870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76806

IDENTIF. REFERENCE

DEC 4 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378342