BOOK 8249 PAGE 20

FILE IN BOX #14

FORM NO. WD-1

#6645K

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Charles S. McCandless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1990.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES S. McCANDLESS etux (NAME)	C & S REAL ESTATE SERVICES, INC. (NAME)	MAP 98-9-A
317 Ketch Cove (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 18CO
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	FB#: 4D-93032

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, WAYNE MAYO, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. McCANDLESS and wife, ZELDA C. McCANDLESS, as tenants by the entirety

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 Lot No. 117 on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Wayne Mayo, Inc., a Tennessee corporation, by Quitclaim Deed from Charles S. McCandless and wife, Zelda C. McCandless, of record in Book 8160, Page 867, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Lake Shore, of record in Book 7572, Page 669, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

76880

IDENTIF. REFERENCE

DEC 4 10 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5965 12/04 0101 03CHECK 528.40

This is improved (X) unimproved ( ) property, known as 317 Ketch Cove, Hermitage, Tennessee 37076
(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 his hand this 30th day of November, 19 90

WAYNE MAYO, INC., A TENNESSEE CORPORATION

By: Wayne Mayo President

WAYNE MAYO, PRESIDENT

STATE OF TENNESSEE
Davidson County

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

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, PETER WEISS a Notary Public in and for the State and County aforesaid, personally appeared WAYNE MAYO

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the WAYNE MAYO, INC. _____ a corporation, and that he as such President _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 90.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM

WAYNE MAYO, INC., A TENNESSEE CORPORATION

TO

CHARLES S. McCANDLESS and wife, ZELDA C. McCANDLESS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 22

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 158000.00
CON TX 521.40
PRFEE 1.00
WDEED 6.00
TOTAL 528.40
CHECK 528.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76880

IDENTIF. REFERENCE

DEC 4 10 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

12/04/90 01 10:27 0001 5965

No. 378437