Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1990

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Madison	NEW OWNER	
(NAME)	(NAME)	
720 Baxter Lane		160-7;2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (P.O. ZIP)	(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, WE, William Donald McGahan and wife, Charlene S. McGahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Madison and wife, Nora S. Madison

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 the 6th, formerly the 8th Civil District of Davidson County, being the westerly 178 feet of the easterly 267.4 feet of Lot No. 3 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of the Franklin Road, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 27, 1954, as follow:

Beginning at a point in the center of Baxter Lane at the southwest corner of a part of Lot No. 3 conveyed to Frank Feinstein and wife, by deed from John L. Mills and wife, of record in Book 2294, Page 126, Register's Office for said County; thence with the center of said Lane, westwardly 178 feet to the southeast corner of a part of Lot No. 3 conveyed to Jesse O. Hooper and wife, by deed from John L. Mills and wife, of record in Book 2089, Page 559, said Register's Office; thence with the eastern boundary line of said Hooper property, northwardly 488.8 feet to Hooper's northeast corner; thence south 85 deg. east 178 feet to Feinstein's northwest corner; thence with the western boundary line of said Feinstein's property, southwardly 488.8 feet to the beginning.
Being the same property conveyed to William Donald McGahan and wife, Charlene S. McGahan by deed from Monella K. Jett, widow of Clayborne W. Jett of record i Book 5353, Page 509, Register's Office for Davidson County, TN.

Subject to Easement in Book 6910, Page 611; and an Easement for right-of-way of Baxter Lane lying within boundaries of premises as herein described.

unimproved ( ) property, known as 720 Baxter Lane, Brentwood, TN 37027
This is improved (XX) (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 our hand S this 14th day of December, 19 90

William Donald McGahan

Charlene S. McGahan

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, William Donald McGahan and wife, Charlene S. McGahan

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 14th day of December, 1990.

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

9758 12/17 0101 03CHECK 473.95

DEED

FROM
William Donald McGahan and wife, Charlene S. McGahan

TO
Michael E. Madison and wife, Nora S. Madison

IDENTIF TREFERENCE

79915

DEC 17 10 22 AM '90
FELIX Z. HARRISON REGISTER
DAVIDSON COUNTY TN.

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

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 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 141500.00
CON TX 466.95
PRFEE 1.00
WDEED 6.00
TOTAL 473.95
CHECK 473.95

12/17/90 01 10:21 0001 9758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79915

IDENTIF. REFERENCE

DEC 17 10 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382174