PROPERTY TAX INFORMATION:

Owner: Nancy L. Mackie
3114 Justyn Tayne Court
Antioch, Tenn. 37013

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TAYLOR
202 West Main Street
Murfreesboro, TN 37130

Map: 150-3
Parcel: 115

BOOK 8305 PAGE 978

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, including the assumption of the indebtedness in the original principal amount of $49,824.00, with a current balance of $48,689.84, payable to Michael L. Padalino, Trustee, to secure AmSouth Mortgage Company, Inc. of record in Book 7282, page 553 of the Register's Office of Davidson County, Tennessee, the undersigned, Gary W. Lancaster and wife, Angela J. Lancaster, by and through her lawful attorney-in-fact, have bargained and sold and do hereby transfer and convey unto Nancy L. Mackie, a single person, her heirs and assigns, forever, a certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Lot No. 28-A of the Zone Lot Division of Lots Nos. 5, 27, 28, and 31, of Justin Towne, Section Two, of record in Plat Book 5200, page 536, amending Plat Book 5200, page 459, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary W. Lancaster and wife, Angela J. Lancaster, by deed from Vance P. Moffatt and wife, Donna J. Moffatt, of record in Book 7359, page 954 in Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6057, Page 474, and as corrected in Book 6069, page 33; and to all matters shown on the Plan of record in Book 5200, page 459, and amended in Book 5200, pages 535 and 536, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is

unencumbered except for the 1991 property taxes which are being assumed by the Grantee herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 1st day of March, 1991.

9776U

IDENTIF. REFERENCE

Mar 8 8 53 AM '91

DAVIDSON COUNTY TN.

Gary W. Lancaster

Angela J. Lancaster

By: Gary W. Lancaster,
Attorney-in-fact

BOOK 8305 PAGE 979

STATE OF TENNESSEE)
:
COUNTY OF RUTHERFORD)

1951 03/08 0101 03CHECK 174.9

On this 1st day of March, 1991, before me personally appeared GARY W. LANCASTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument (Warranty Deed), and acknowledged that he executed the same as his free act and deed, and the said GARY W. LANCASTER, to me known to be the person who executed the foregoing instrument (Warranty Deed) on behalf of ANGELA J. LANCASTER, and acknowledged that he executed the same as the free act and deed of ANGELA J. LANCASTER, by virtue of a Power of Attorney duly executed by the said ANGELA J. LANCASTER, and appearing of record in Trust Deed Book A-525, page 542, of the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at Murfreesboro, Tennessee, this 1st day of March, 1991.

Notary Public

My Commission Expires: 12/2/91

NOTARY PUBLIC A. TAYLOR STATE OF TENNESSEE AT LARGE

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,889.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 1st day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/2/91

NOTARY PUBLIC A. TAYLOR STATE OF TENNESSEE AT LARGE



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	50889.84
CON TX	167.97
PRFEE	1.00
WDEED	6.00
TOTAL	174.97
CHECK	174.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03 0001 1951

97760

IDENTIF. REFERENCE

MAR 8 3 53 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY REG.

No. 402766