BOOK 8309 PAGE 293

STATE OF TENNESSEE
COUNTY OF CHEATHAM
THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES: 3-28-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom B. Harris, Jr., Atty, P. O. Box 37, Ashland City, TN 37015

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David Evans and Linda Gayle Evans	wife, Send tax bill to new	Map 52-I
(NAME)	(NAME)	
109 Margaret Avenue	owners	Par. 155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(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, MICHAEL WAYNE EVANS and wife, CHARNA G. EVANS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DAVID EVANS and wife, LINDA GAYLE EVANS

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. 8 on the B. H. and Margaret P. Franklin Six Acre Tract, as of record in Book 843, Page 78, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northwesterly side of Margaret Avenue and runs back between parallel lines 150 feet to a 1 foot reserved strip.

BEING the same property conveyed to Michael Wayne Evans and wife, Charna G. Evans by quitclaim deed from Kathleen Margaret Evans, of record at Book 7866, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

By their signatures hereto, the Grantees acknowledge that the above-described property is subject to the liens of two deeds of trust which will not be assumed by them but that the Grantors will continue to pay the notes secured by the same until they are paid in full, which payments the Grantors hereby warrant they will make, conditioned upon the Grantees' payment to them of all installments to become due on a purchase-money note bearing even

(PLEASE SEE CONTINUATION ON BACK)

unimproved ( ) This is improved (x) property, known as 109 Margaret Avenue, Madison, TN 37115
(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 11th day of March, 19 91

Michael Wayne Evans

Charna G. Evans

William David Evans

Linda Gayle Evans

STATE OF TENNESSEE
CHEATHAM **County**

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Michael Wayne Evans and wife, Charna G. Evans and William David Evans and wife, Linda Gayle Evans

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 14th day of March, 19 91

Commission expires 5-28-91

Aubrey J. Harris
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

MICHAEL WAYNE EVANS and wife,

CHARNA G. EVANS

TO

WILLIAM DAVID EVANS and wife,

LINDA GAYLE EVANS

date. The two said deeds of trust are of record in Book 5107, Page 55, and in Book 6039, Page 833, in the Register's Office for Davidson County, Tennessee. The Grantors also warrant that there is no default existing as to either of the loans secured by the two said deeds of trust. The Grantees acknowledge that the balances outstanding on the two said loans have been disclosed to them and documented to their satisfaction.

MAIL ENV.

03/14 0101 03CHECK 153.85



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 295

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 44500.00
CON TX 146.85
PRFEE 1.00
WDEED 6.00
TOTAL 153.85
CHECK 153.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/91 01 10:18 0001 3421

98996

IDENTIF. REFERENCE

MAR 14 10 18 AM '91

DAVIDSON COUNTY TN

No. 404207