THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8397 PAGE 712

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl D. Minchey, et al 608 Emily Drive Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 53 ID#GO 15824

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELL E. McMURTRY, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CARL D. MINCHEY and wife, NANCY D. MINCHEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of Franklin Heights, plat of which is of record in Book 2083, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 71 feet on the northerly side of McCoin Drive and runs back 245.7 feet on the easterly line and 274 feet on the westerly line to a dead line on which it measures 90 feet thereon.

BEING the same property conveyed to Floyd McMurtry and wife, Nell E. McMurtry, by deed from F. J. Honeycutt, et ux, Leona Honeycutt, of record in Book 4197, page 532, said Register's Office; and, the said Floyd McMurtry having since died, the property is now vested in Nell E. McMurtry, in fee simple.

The current mailing address for said property is: 235 McCoin Drive, Goodlettsville, Tennessee 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEES when due.

2. Subject to the Plan of record in Book 2083, page 91, said Register's Office, which shows an owner's certificate, a 75-foot minimum building setback line from McCoin Drive and a 10-foot easement for public utility purposes along the rear line of said lot.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 12th day of July, 1991.

"GRANTOR"

NELL E. McMURTRY

"GRANTEES"

CARL D. MINCHEY

NANCY D. MINCHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELL E. McMURTRY, CARL D. MINCHEY, and wife, NANCY D. MINCHEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

1419 07/15 0101 03CHECK 203.10

30640

IDENTIFICATION REFERENCE

JUL 15 9 23 AM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8397 PAGE 714

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 53000.00
CON TX 195.10
PRFEE 1.00
WDEED 6.00
~~TOTAL~~ 202.10
CHECK 202.10

07/15/91 01 09:26 0001 1419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 6 4 0

IDENTIFICATION REFERENCE

Jul 15 9 23 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

VOID
CON TX 195.10
CON TX 196.10
~~TOTAL 1.00~~
~~CHECK 1.00~~

07/15/91 01 No. 1345 0013 9676

TOTAL $ 203.10