This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

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Box 50

**ADDRESS NEW OWNER:**
Andrew McConnaughie and Patricia McConnaughie
3313 Country Way
Antioch, Tennessee 37013

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**
Map 150-3
Group
Parcel 97

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Union Planters National Bank, a national banking association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Andrew McConnaughie and wife, Patricia McConnaughie, 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. 85 on the Plan of The Country, Section 3, as of record in Book 5200, page 44, Register's Office for said County.
>
> Said Lot No. 85 fronts a total of 88.00 feet on the south margin of Country Way Road and runs back 133.36 feet on the east line and 144.07 feet on the west line to aline in the rear which measures 85.00 feet thereon.
>
> Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank (now Union Planters National Bank, a national banking association) by deed from William L. Rosenberg, Successor Trustee, of record in Book 8462, page 727, Register's Office for Davidson County, Tennessee.

This is improved property known as 3313 Country Way, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1992, not yet due and payable.
2. Restrictions of record in Book 5281, page 813, said Register's Office.
3. The Plan of record in Book 5200, page 44, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Country Way and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement locate don the northwest corner of said lot.

4. Agreement for Dedication of Easement for Power Line and/or Egress-Ingress of record in Book 6185, page 312, said Register's Office.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew McConnaughie and wife, Patricia McConnaughie, their heirs and assigns, forever; and Union Planters National Bank, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 30th day of April, 1992.

UNION PLANTERS NATIONAL BANK

By: Stephen P. Moody

Title: Assistant Vice President

5100 05/12 0101 03CHECK 269.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Stephen P. Moody, 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 Assistant Vice President (or other officer authorized to execute the instrument) of Union Planters National Bank, the within named bargainor, a national banking association, and that he as such Assistant Vice President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Assistant Vice President.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1992.

Lindsey H. Paul
NOTARY PUBLIC

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00.

Andrew McConnaughie
AFFIANT

Subscribed and sworn to before me
this 30th day of April, 1992.

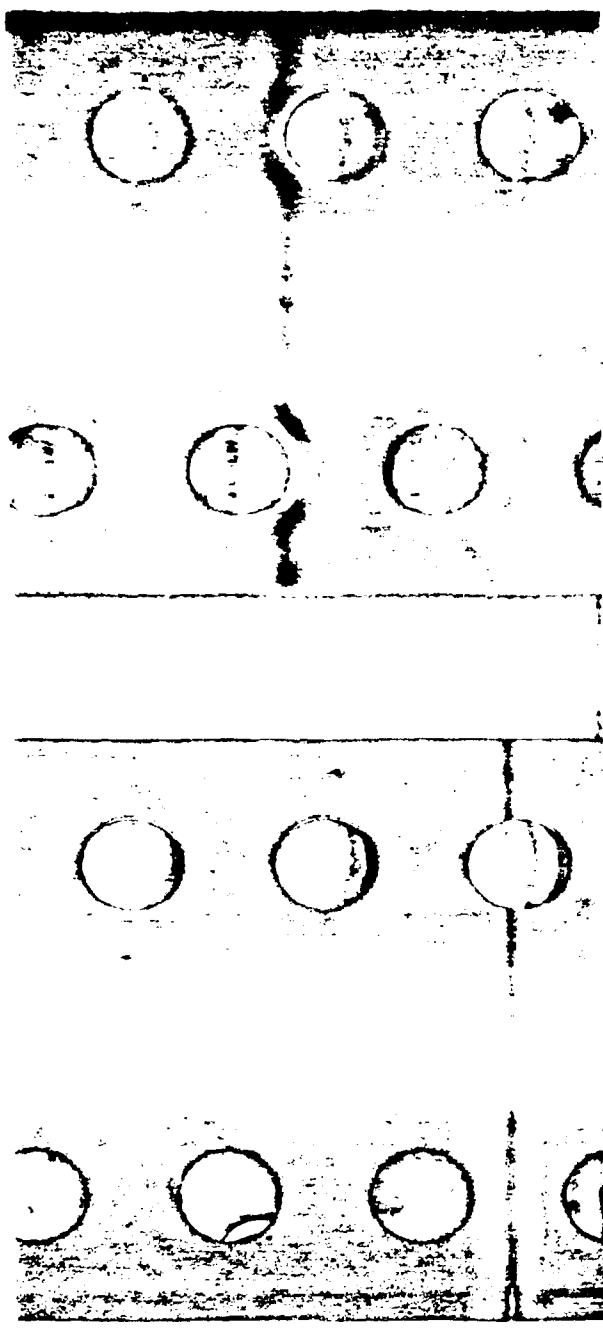
Lindsey H. Paul
NOTARY PUBLIC
My Commission Expires: 9/25/93

FELIX Z. McCONNICO
DAVIDSON COUNTY, TN.
REGISTER

MAY 12 2 37 PM '92

IDENTIF. REFERENCE

09721



**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 TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 6.00
TOTAL 269.70
CHECK 269.70

05/12/92 01 14:40 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09721

IDENTIF. REFERENCE

MAY 12 2 37 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530316