BOOK 9009 PAGE 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES: 7/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KEVIN L. McKENZIE (NAME)	SOUTHEASTERN MORTGAGE OF TN (NAME)	MAP 98-1
5157 Roxborough Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 76
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	FB 4D-51212

FOR AND 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, THEODORE SCOTT RICHARDSON AND WIFE, EUGENIA B. RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN L. McKENZIE and wife, MAGDALENE M. McKENZIE

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. 78 on the Resubdivision of Lots 74 through 85 of the Roxborough Subdivision, as of record in Plat Book 5200, Page 238, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Theodore Scott Richardson and wife, Eugenia B. Richardson, by deed from Randall Phillips Builders, Inc. of record in Deed Book 6144, Page 265, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5302, Page 669, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SEWER Easement of record in Book 6029, Page 108, Register's Office of Davidson County, Tennessee.

THIS instrument is being executed in behalf of Theodore Scott Richardson and wife, Eugenia B. Richardson, pursuant to a Power of Attorney being executed by same on the 29th day of June, 1993, of record in Book 8998, Page 719, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5157 Roxborough Drive, Hermitage, Tennessee 37076
(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 30th day of June 19 93

Theodore Scott Richardson by Gladys B. Cothran Atty. in fact
THEODORE SCOTT RICHARDSON

Eugenia B. Richardson by Gladys B. Cothran Atty. in fact
EUGENIA B. RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THEODORE SCOTT RICHARDSON AND WIFE, EUGENIA B. RICHARDSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 93.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 1993, before me personally appeared Gladys B. Cothran, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theordore Scott Richardson and wife, Eugenia B. Richardson, and who acknowledged that they executed the same as the free act and deed of the said Theodore Scott Richardson and wife, Eugenia B. Richardson, by virtue of that Power of Attorney, duly executed by the said Gladys B. Cothran, and appearing of record in Book 8998, Page 719, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 30th day of June, 1993.

My Commission Expires: 2/23/94

Notary Public

IDENTIF. A REFERENCE

93 JUL -9 AM 9:05

REGISTER
DAVIDSON CO. TN.

1980 07/09 0101 03CHECK 290.20

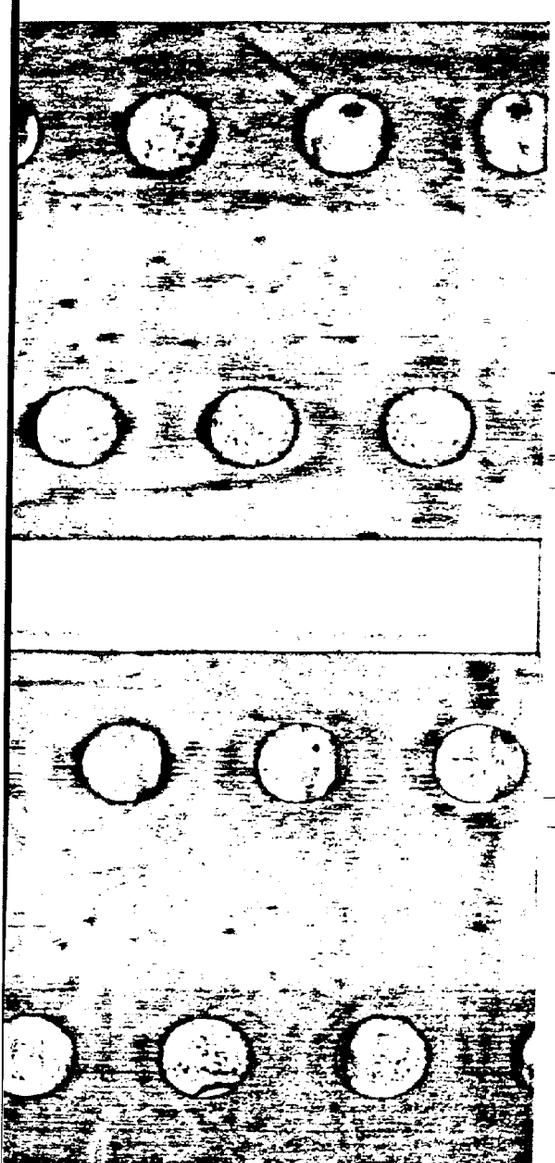
RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 9009 PAGE 562

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 ~~76000.00~~
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
07/09/93	01	09:06	0001	1980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 39311

93 JUL -9 AM 9:05

FELIX Z. WILSON, II REGIST
DAVIDSON COUNTY, TN.

No. 672420