Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

KERRY M. EVERETT, A SINGLE PERSON
719 CARMEL AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:

CENTURY MORTGAGE CORPORATION
TWO INTERNATIONAL DRIVE, STE. 507
NASHVILLE, TN 37217

MAP/PARCEL NUMBER:

MAP 52-2, PARCEL 67

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00.

Kerri M Everett
AFFIANT
Subscribed and sworn to me, this the 11th day of JANUARY, 1995.

Notary Public
My commission expires: 11-11

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

95 JAN 20 AM 9:16

26781
IDENTIFICATION REFERENCE

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, HOWARD L. McDONALD, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said KERRI M. EVERETT, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 719 CARMEL AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

ANN W. McDONALD, wife of the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS OUR HANDS this 16 day of JANUARY, 1995.

Howard L McDonald
HOWARD L. McDONALD

Ann W. McDonald
ANN W. McDONALD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD L. McDONALD AND WIFE, ANN W. McDONALD, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16 day of JANUARY, 1995.

Lenora C. Clark
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE

EXHIBIT 'A'

Being the westerly 40 feet of Lot No. 26 and the easterly 12.5 feet of Lot No. 27, Block "D" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said county.

Saidi parts of Lots fronts 52.5 feet on the northerly side of Carmel Avenue and runs back 145 feet between lines to a dead line in the rear.

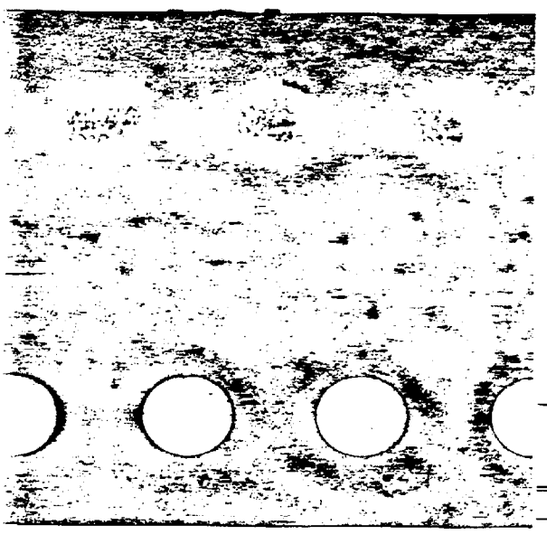
Being the same property conveyed to Howard L. McDonald by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9387, page 196, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 1130, page 85, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3708 01/20 0101 03CHECK 188.75



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

RECEIVED OF _____

FOR _____

BOOK 9575PG 21

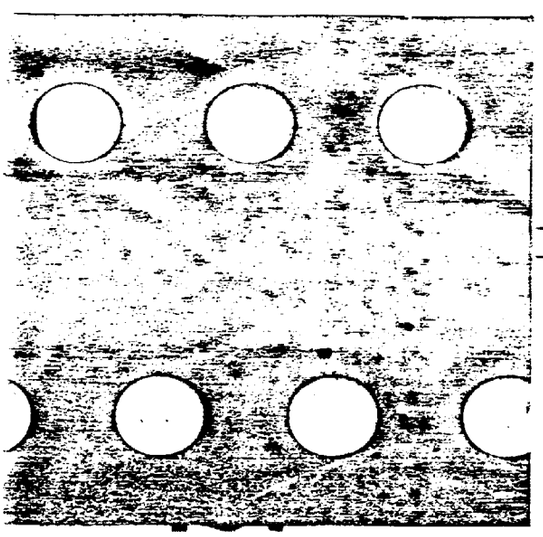
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 12.00
TOTAL 188.75
CHECK 188.75

01/20/95 01 09:16 0001 3708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26781
IDENTIF. # REFERENCE

95 JAN 20 AM 9:16
REGISTER
DAVIDSON COUNTY, TN.

No. 873522