14-A

BOOK 9668 PG 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,688.97

x Victor W. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May 19 95

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 7/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| VICTOR W. GARNER | COLLATERAL MORTGAGE, LTD. | Map 43-6 |
| (NAME) | (NAME) | |
| 613 ANDERSON LANE | P.O. BOX 830180 | Parcel 121 |
| (ADDRESS) | (ADDRESS) | |
| MADISON, TN 37115 | BIRMINGHAM, AL 35210 | |
| (CITY) (STATE) (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 B. MCKEE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTOR W. GARNER AND WIFE, LORI S. GARNER

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. 45 on the Plan of Fairview Subdivision, Section 2, of record in Plat Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and legal description thereof.

BEING the same property conveyed to Michael B. McKee, unmarried, by Deed from Scott Robert Saxe and wife, Hollyana N. Saxe, of record in Book 9430, Page 460, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Victor W. Garner and wife, Lori S. Garner to Collateral Mortgage, Ltd. in the original principal amount of $71,612.00, of record in Book 8727, Page 566, Register's Office for Davidson County, Tennessee dated August 31, 1992.

unimproved ( )
This is improved ( X ) property, known as 613 ANDERSON LANE, 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 my hand this 9th day of May 19 95

Michael B. McKee

MICHAEL B. MCKEE

BOOK 9668 PG 984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL B. MCKEE, AN UNMARRIED MAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 9th day of May, 19 95.

Commission expires 7/24/97

JOHN T. COOK
Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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, a 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

59517

IDENTIF. # REFERENCE

95 MAY 11 AM 8:26

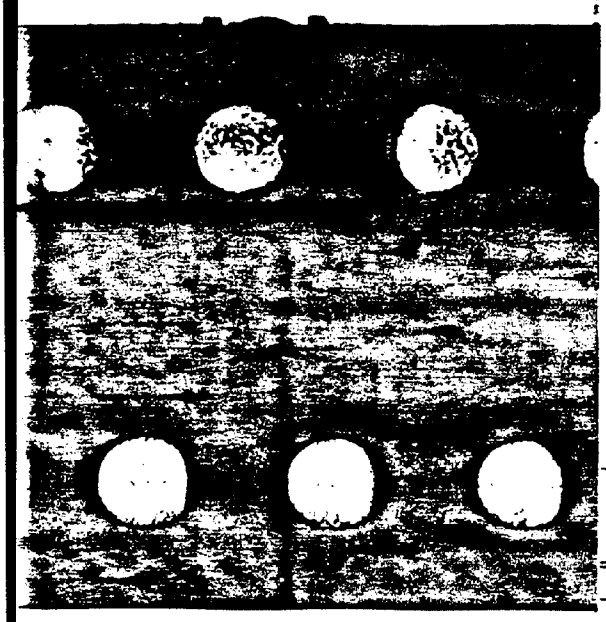
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

9612 05/10 0101 03CHECK

303.89



DCTN01W



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

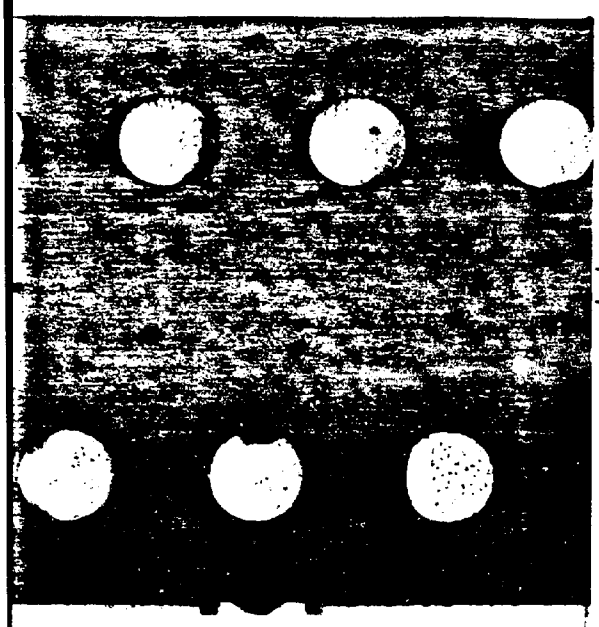
RECEIVED OF _____

FOR _____

BOOK 9668 PG 985

| | | |
|---|---|---|
| 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 | 79688.97 |
| CON TX | 294.89 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 303.89 |
| CHECK | 303.89 |

05/10/95 01 20:25 0001 9612

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

595 17
IDENTIF. ↑ REFERENCE

95 MAY 11 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 909004