0193789

IDENTIFICATION REFERENCE

BOOK 10089 PG 825

93 JUN 18 AM 10: 30

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5184

MAP/GROUP/PARCEL
052-01-0-068.00
&
052-01-0-069.00

NEW OWNER'S NAME AND ADDRESS:
Rita P. Goins
161 Harrington Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Mid-State Financial Services, Inc.
2021 Richard Jones Rd.
Nashville, TN 37215

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Charles G. McCormick, and wife, Beulah McCormick, hereinafter called Grantors, do hereby transfer and convey unto Rita P. Goins, a single woman, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee,

SEE EXHIBIT A ATTACHED TO AND MADE A PART

BEING the same property conveyed to grantors herein by deed of record in Book 8333, Page 589, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles G. McCormick

Charles G. McCormick

Beulah McCormick

Beulah McCormick

EXHIBIT A ATTACHED TO AND MADE A PART OF
WARRANTY DEED

TRACT NO. ONE:
Being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, and the easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission, Bill No. 088-493, more particularly described as follows: BEGINNING on the northerly margin of Harrington Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 128 feet to the southeast corner of Lot No. 40; thence westwardly 75 feet to a point; thence southwardly 128 feet to the northerly margin of Harrington Avenue; thence with the same, eastwardly 75 feet to the beginning.

TRACT NO. TWO:
Being Lot No. 2 of Block "B" on the Map of Crittenden Estates as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 fronts 50 feet on the northerly side of Harrington Avenue and runs back 128 feet on the westerly line and 135 feet on the easterly line to a dead line in the rear measuring 50 feet, more or less.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles G. McCormick and wife, Beulah McCormick, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30 day of May, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/97
STATE OF TENNESSEE
COUNTY OF SUMNER

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE SHELTON HATCHER EXP. 2-3-97

The actual consideration or value whichever is greater for this transfer is $54,000.00.

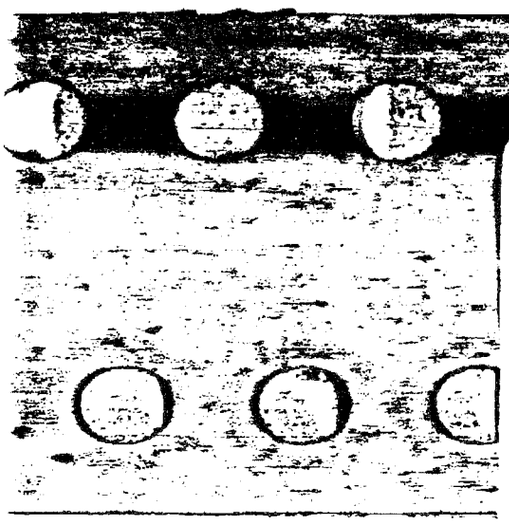
Rita C Davis
AFFIANT

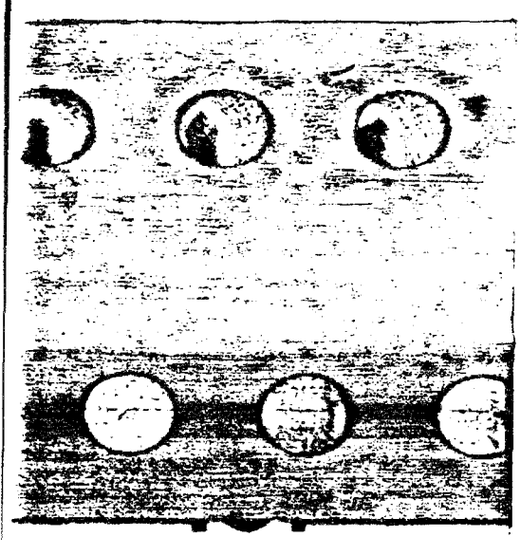
Sworn to and subscribed before me, this the 30th day of May, 1996.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 828

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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 212.80
				CHECK 212.80
			06/18/96 01	10:32 0001 4664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193789
IDENTIFICATION REFERENCE

95 JUN 18 AM 10:30
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1052466