BOOK 10105 PG 342

| Name & Address of New Owner: | Send Tax Bills to |
|---|---|
| JAMES E. MCGAUGH, JR. and wife, | FIRST AMERICAN NATIONAL |
| RENEE S. MCGAUGH | BANK |
| 208 CHESTERTON COURT | FIRST AMERICAN CENTER |
| MADISON, TN 37115 | NASHVILLE, TN 37237 |

Tax Map and Parcel Nos.
Map 53-13
Parcel 58

FEE 37.00 3131 330-ED 468 10

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, KEVIN C. WALKER AND WIFE, PAMELA B. WALKER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JAMES E. MCGAUGH, JR., AND WIFE, RENEE S. MCGAUGH,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Restrictive covenants for the plan of Kimbolton, Phase I, of record in Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126 and Book 7577, Page 553 and Book 7799, Page 50, all matters set forth on the plan of Kimbolton, Phase I, of record in Plat Book 6900, Page 276, 277 and 278, all of record in the Register's Office for Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

D193608
RECEIVED FOR REFERENCE
96 JUL -1 PM 1:25
REGISTER
DAVIDSON COUNTY, TN.

(see next page for notary acknowledgement)

WITNESS our hands this the 28th day of June, 1996.

Kevin C. Walker

Kevin C. Walker

Pamela B. Walker

Pamela B. Walker

STATE TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 1996, before me personally appeared Kevin C. Walker and wife, Pamela B. Walker, the within named bargainors, 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 Madison, Tennessee, this the 28th day of June, 1996.

My Commission expires: 5/23/98

Deanie L. Gregory

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

James E. McDaniel

Affiant

Sworn to and subscribed before me
this the 28th day of June, 1996.

Deanie L. Gregory

Notary Public
My Commission expires: 5/23/98

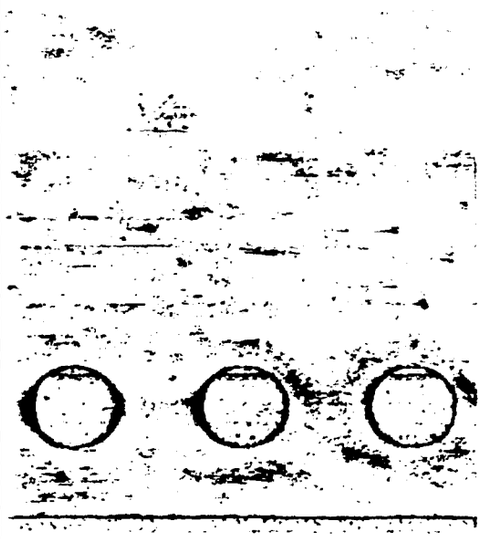
**THIS INSTRUMENT PREPARED BY:**
**DEANIE L. GREGORY, ATTORNEY**
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

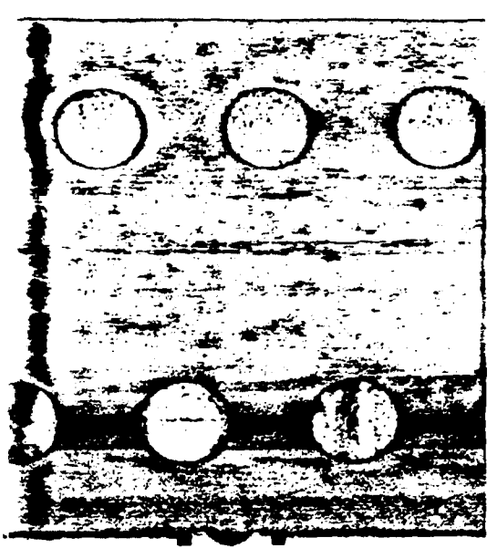
EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 132, on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin C. Walker and wife, Pamela B. Walker, by Warranty Deed from Phillips Builders, Inc., of record in Book 7559, Page 694, Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS 208 CHESTERTON COURT, MADISON, TENNESSEE 37115.**





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10105 PG 345

| | | |
|---|---|---|
| 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 |
| | | | | 123000.00 |
| | | | | CON TX 455.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 468.10 |
| | | | | CHECK 468.10 |
| 07/01/96 | | 01 | 13:27 | 0001 9820 |

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

0198608
IDENTIF. & REFERENCE
96 JUL -1 PM 1:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1057560