47

BOOK 10106 PG 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard C. McKinney (NAME)	Ford Consumer Finance Co (NAME)	MAP 84-1
909 Rosebank Avenue (ADDRESS)	278 Franklin Road #120 (ADDRESS)	PARCEL 119
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Lucy E. Yeakey, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard C. McKinney and wife, Brenda E. McKinney

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:

Being Lot No. 43 on the Plan of Section I, Rose Estates, as of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Rose Park Drive, at the corner of Lots 43 and 44; thence with the line between said lots, southerly 123.08 feet to a point; said point being the line of Lot No. 42; thence with the line between Lot Nos. 42 and 43, westerly 117.99 feet to a point in the east margin of Rosebank Avenue; thence with the margin of the same, northerly 39 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 fee' to a point in the southerly margin of Rose Park Drive; thence with the margin of the same, easterly 70 feet to the point of beginning.

Being the same property conveyed to Otto C. Yeakey and wife, Lucy E. Yeakey by deed from Carl Batson and wife, Bettye Batson, of record in Book 3803, Page 401, Register's Office for said County. The said Otto C. Yeakey having since died.

0241 07/02 0101 03CHECK 352.73

0199006

IDENTIFICATION REFERENCE

95 JUL -2 PM 8:04 REGISTER DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 909 Rosebank Avenue, Nashville, TN 37206
(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 27th day of June 19 96

Lucy E. Yeakey

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 Lucy E. Yeakey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of June, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

BETTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

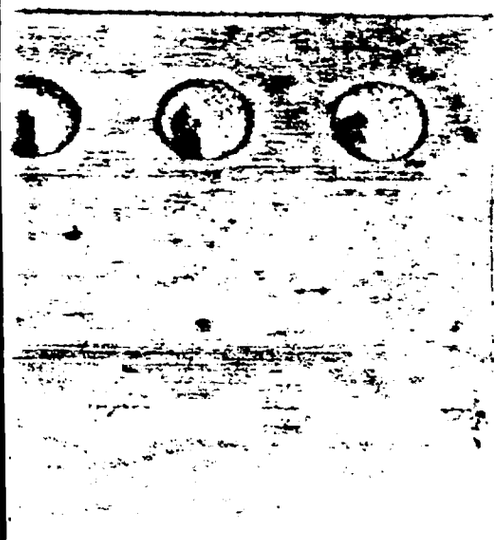
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized 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





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

RECEIVED OF _____

FOR _____

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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	92900.00
CON TX	343.73
PRFEE	1.00
WDEED	8.00
TOTAL	352.73
CHECK	352.73

07/02/96 01 08:06 0001 0241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199006
IDENTIFICATION REFERENCE

95 JUL -2 AM 8:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057977