11

BOOK 10168 PG 66

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,864.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Gerulis	Sara Felmlee	83-1-298
(NAME)	(NAME)	
1306 McKennie A&B	446 Quarry Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(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, Cheryl L. McGee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey Gerulis and Sara Felmlee

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. 14 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the south side of McKinnie Avenue, and runs back 179.5 feet on the west line and 182.3 feet on the east line to an alley in the rear, on which it measures 51.15 feet.

Being the same property conveyed to Cheryl L. McGee, unmarried by deed from James P. Ervin, Sr. and wife, Dorris Carolyn Ervin, of record in Book 9156, Page 191, Register's Office for Davidson County, Tennesse.

The Grantee hereby assumes and agrees to pay the indebtedness in the original amount of $46,000.00 in a first Deed of Trust recorded in Book 9156, Page 194.

unimproved ( )
This is improved (X) property, known as 1306 McKennie A&B, Nashville, Tennessee
(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 20th day of August, 19 96

Cheryl L. McGee

Cheryl L. McGee

BOOK 10168 PG 67

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 Cheryl L. McGee

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 20th day of August 19 96

Commission expires 7/24/99

Notary Public

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, and 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_____.

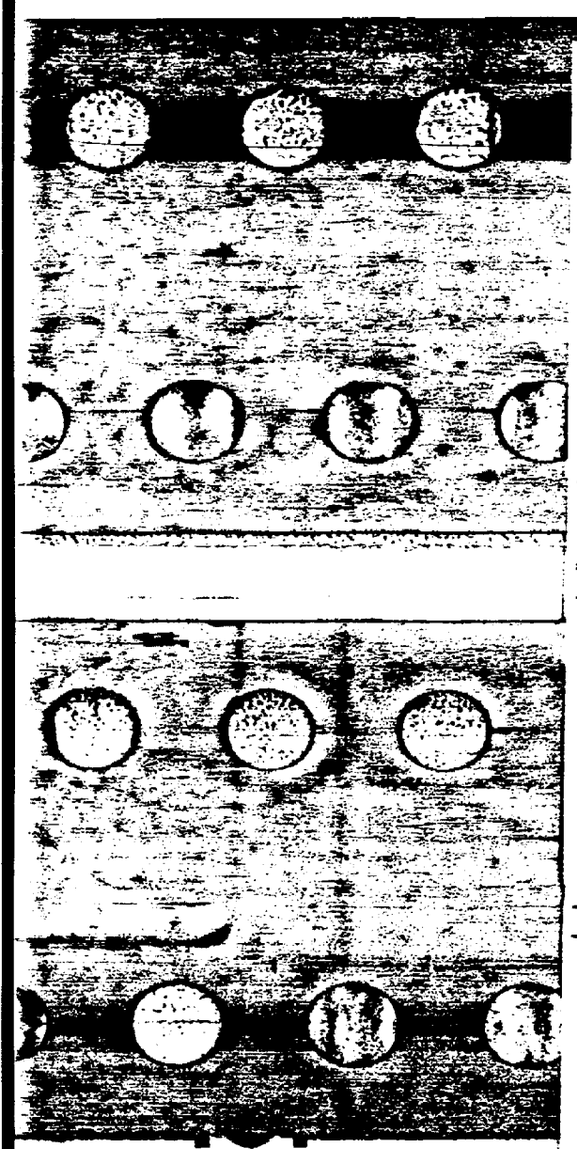
My commission expires _____

Notary Public

021834O
IDENTIFICATION REFERENCE

96 AUG 26 PM 2:55
REGISTER
DAVIDSON COUNTY, TN.

1038 08/26 0101 03CHECK 193-50



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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 68

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 49864.63
				CON TX 184.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 193.50
				CHECK 193.50
			08/26/96 01	14:57 0001 1038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218340
IDENTIF. & REFERENCE

96 AUG 26 PM 2:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023582