BOOK 10672 PG 540

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Michael B McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 1997.

Judy A Hill
Notary Public

MY COMMISSION EXPIRES: 5-26-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. McGuire	Franklin American Mortgage	43-13-273.00
(NAME)	(NAME)	
312 Cherry Street	214 Overlook Court, Suite 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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, **TERRY L. MCDONALD AND WIFE, RACHEL P. MCDONALD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL B. MCGUIRE AND WIFE, SHARON R. MCGUIRE** , 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. 26 of Block "C" on the Map of Crittenden Estates on the Plan of record in Plat Book 974, Page 69, Register's Office for said County to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Terry L. McDonald and wife, Rachel P. McDonald by deed from heirs of Bert C. Ferguson being Janelle M. Ferguson, Leanne F. Ferguson, Shelby and James Roger Ferguson of record in Book 10434, Page 753, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 312 Cherry Street, 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 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/our hand(s) this 31st day of October, 1997.

Terry L. McDonald
Terry L. McDonald

Rachel P. McDonald
Rachel P. McDonald

97 NOV -5 AM 9:39
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7923 11/05 0101 03CHECK 202.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10872 PG 541

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. McDonald and wife, Rachel P. McDonald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 31st day of October, 1997.

Commission expires:

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10672 PG 542

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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 8.00
TOTAL 303.15
CHECK 303.15

11/05/97 01 09:47 0001 7923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366507
IDENTIF. ↑ REFERENCE

97 NOV -5 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217126