# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10791 PG 678

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: September 23, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael D. Tayes (NAME) | Same (NAME) | MAP 17-00-0 |
| 203 Sealey Drive (ADDRESS) | (ADDRESS) | PARCEL 284.00 |
| Madison, TN 37115 (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 J. King, Sr. and wife, Ellen C. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Tayes and wife, Tracey D. Tayes

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, according to a survey by Jimmy W. Springer, dated 10/1/84, more particularly described as follows:

TRACT NO. 4: Beginning at an iron pin in the easterly margin of Greer Road and along Tract No. 3; thence N 63 deg. 18' 49" E, 1,615.00 feet to an iron rod; thence S 82 deg. 44' 34" E, 662.59 feet to an iron rod; thence S 7 deg. 15' 26" W, 552.97 feet to an iron rod; thence N. 87 deg. 26' 49" W, 1,034.96 feet to an iron rod; thence N 28 deg. 26' 9" W, 177.70 feet to an iron rod; thence S 61 deg. 33' 11" W, 922.19 feet to an iron rod in the margin of Greer Road; thence N 35 deg. 3' 41" W, 175.77 feet to the point of beginning.

Being the same property conveyed to Terry J. King, Sr. and wife, Ellen C. King by Deed of record in Book 6672, page 25, Register's Office for Davidson County, Tennessee.

By virtue of that certain "Greenbelt" application of record in Book 8888, page 410, Register's Office for Davidson County, Tennessee, the Grantor herein acknowledges responsibility for any roll back taxes which may be assessed by virtue of the conveyance this date.

Included in this conveyence is a 1990 14 x 70 Fleetwood Mobile home.

unimproved ( )
This is improved ( X ) property, known as 2528 Greer Road, Goodlettsville, TN 37072
(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 our hand s this 10th day of February 19 98

Terry J. King, Sr.

Ellen C. King

STATE OF TENNESSEE

BOOK 10791 PG 679

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry J. King, Sr. and wife, Ellen C. King

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 10th day of February, 1998

Commission expires September 23, 2000

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

IDENTIFICATION REFERENCE

98 FEB 11 PM 2:25

REGISTER

2542 02/11 0101 03CHECK

0399921

212-5

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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 680

| | | |
|---|---|---|
| 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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

02/11/98 01 14:27 0001 2542

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

0399921
IDENTIF. A REFERENCE

98 FEB 11 PM 2:25
REGISTER
FELIX Z.
DAVIDSON COUNTY, TN.

**No.**1253070