Return to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0057

BOOK 10810 PG 705

98-1898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 98.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~5/22/00~~ 12/6/99

KAREN TRUST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy J. McLane	First Trust Mortgage	43-12
(NAME)	(NAME)	
208 Rio Vista Drive	PO Box 17257	13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Memphis, TN 38187-0257	11D 52280
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles W. Dowell, Sr. and wife, Ruth F. Dowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy J. McLane

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. 4, Block "A" of Ellen & Vandiver's Subdivision, not of record, and described according to a survey made by Joe Cummings, Surveyor, dated January 31, 1989, as follows:

Beginning at a point approximately 100 feet, more or less, from the right-of-way of Dupont Avenue; thence 50 feet along the right-of-way of Rio Vista Drive to a point; thence in a northeasterly direction 275 feet to a point; thence southeasterly 50 feet; thence in a southwesterly direction 275 feet to the point of beginning.

BEING the same property conveyed to Charles W. Dowell, Sr. and wife, Ruth F. Dowell by deed from Jim Sweeney Construction, Inc., a Tennessee corporation, filed of record in Book 7769, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Rio Vista Drive, Madison, TN 37115

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 their hands this 20th day of February, 19 98.

Charles W. Dowell, Sr.

Ruth F. Dowell

BOOK 10810 PG 706

98-1898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Charles W. Dowell, Sr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 20th day of February, 19 98.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Charles W. Dowell, Sr. and wife, Ruth F. Dowell

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 20th day of February, 19 98.

My commission expires 5/23/98

Janis L. Duree
Notary Public Janis L. Duree

MAIL ENV.

8056 02/26 0101 03CHECK 256.00

98 FEB 26 AM 9:37

04050062

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10810 PG 707

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

AMT 67000.00
CON TX 247.90
PRFEE 1.00
MISC 8.00
TOTAL 256.90
CHECK 256.90
02/26/98 01 09:35 0001 8056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0405062
BENEFIT REFERENCE

98 FEB 26 AM 9:37

No.1258518