# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Fortune E. Wolugboms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Fortune E. Wolugboms** | **SunTrust Bank, Nashville, N.A.** | **162-2-158** |
| (NAME) | (NAME) | |
| **4049 Darlene Drive** | **P.O. Box 305110** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Nashville, TN 37230-5110** | |
| (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, **Mark McKenna and Colleen West**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fortune E. Wolugboms and wife Nelly O. Wolugboms**, 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. 159 on the Plan of Colewood Acres Section 2 of record in Plat Book 3700, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael J. McKenna and wife, Patricia Ann McKenna by deed of record in Book 4320, Page 546 said Register's Office. Michael J. McKenna predeceased Patricia Ann McKenna. Said property is now vested in Colleen West and Mark McKenna as the heirs of law of Patricia Ann McKenna reference heirship affidavit record in Book _____, Page_____ .

The said Patricia Ann McKenna and husband, Michael J. McKenna having since died.

This instrument is executed on behalf of Colleen West by Mark McKenna as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 1049 Page 255 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4049 Darlene Drive, Antioch, TN 37013**
(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/our hand(s)** this **24th day of July, 1998**.

Mark McKenna

Colleen West By: Mark McKenna Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7/24/98 before me personally appeared Mark McKenna, the person who executed the foregoing instrument on behalf of Colleen West, and acknowledged that they executed the same as the free act and deed of the said Colleen West, through Power of Attorney granted Mark McKenna, by the said Colleen West.

Notary Public

Commission Expires:

LAKE
NOTARY
PUBLIC
AT
LARGE
RUT... CO., TENN.

My Commission Expires 2-19-2002

9627 07/29 0101 03CHECK 332.90

04681 22
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 1:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11040 PAGE 261

CO - CONVEYANCE
MO - MORTGAGE
WD - WARR..NTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 87000.00 | |
| | | | CON TX 321.90 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | CFEE 2.00 | |
| | | | TOTAL 332.90 | |
| | | | CHECK 332.90 | |
| 07/29/98 | 01 | | 13:24 0001 9627 | |

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

04681 22
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1325253