BOOK 11075 PAGE 627

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

David W. McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 98

Angela R. Burkeen
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. McKinney (NAME) | First Trust Mortgage Company (NAME) | MAP 42 |
| 1009 Prim Drive (ADDRESS) | P.O. Box 17257 (ADDRESS) | GROUP 4 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Memphis, TN 38187-0257 (CITY) (STATE) (ZIP) | PARCEL 3 |

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, Delbert E. Williams, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. McKinney and Wendy L. Harrison, Both Unmarried, as tenants in common with specific rights of survivorship.

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:

SEE ATTACHED EXHIBIT A

U4 77728
IDENTIF. & REFERENCE

98 AUG 20 PM 3:32
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9956 08/20 0101 03CHECK 351.70

MAIL ENV.

unimproved ( )
This is improved ( X ) property, known as 1009 Prim Drive, 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 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 26th day of June 19 98

Delbert E. Williams
By: Robbin E. Williams "Attorney in Fact"
Robbin E. Williams, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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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 _____

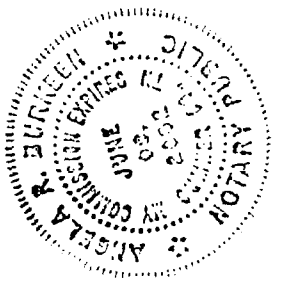
_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robbin E. Williams as Attorney-in-Fact for Delbert E. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of June, 1998.

Angela R. Burkeen
NOTARY PUBLIC

My Commission Expires:



BEING Lot No. 74, on the Plan of Primrose Acres Subdivision, of record in Plat Book 2663, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

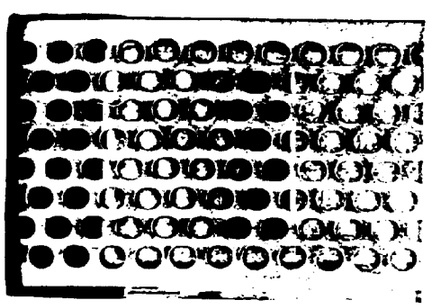
SAID Lot No. 74 fronts 100.00 feet on the Northwest margin of Prim Drive and runs back 222.7 feet on the northeast line and 220.1 feet on the southwest line to a line measuring 100.0 feet thereon.

Being the same property conveyed to Delbert E. Williams and wife Dorris J. Williams by deed from Mary Frances Larby Woody Woodall and husband Billy Woodall, Jr. of record in Book 10343, Page 336, Register's Office, Davidson County, Tennessee. The said Dorris J. Williams has since deceased.

Robbin E. Williams executed this instrument on behalf of Delbert E. Williams pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and public utility easement, of record in Plat Book 2663, Page 106, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 11075 PAGE 630

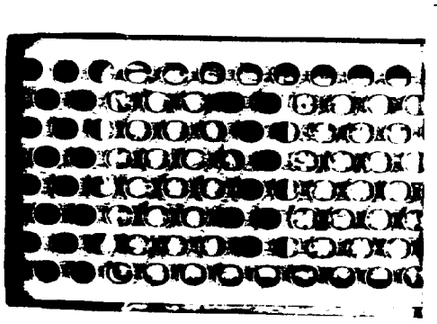
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 351.70
CHECK 351.70

08/20/98 01 15:33 0001 9956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0477728
IDENTIF. & REFERENCE
98 AUG 20 PM 3:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1335458