E17420

WARRANTY DEED

E17420

IDENTIF. REFERENCE

AUG 1 9 39 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

H. L. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 1st DAY OF July Aug 1977.

W. C. [illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. L. Buchanan, Jr., 300 Hundred Oaks Tower, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Howington (NAME)	Maurice Howington (NAME)	Map 118-7
430 East Iris Drive (STREET ADDRESS OR ROUTE NUMBER)	430 East Iris Drive (STREET ADDRESS)	Parcel 218
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	BH-3365

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, Louis Sampson and wife, Sylvia P. Sampson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice Howington

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 Number 16 of Block "I" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of East Iris Drive at the corner of Lots Numbers 16 and 17; thence with the line between said two lots, northeastwardly 220.1 feet; thence south 85° 37' east 36 feet to a concrete monument; thence south 4° 22' west 125 feet to the corner of Lots Numbers 15 and 16; thence with the line between said two lots southwestwardly 174.2 feet to the northeasterly margin of East Iris Drive; thence with said Drive; northwestwardly 55 feet to the beginning.

Being the same property conveyed to Louis P. Sampson and wife, Sylvia P. Sampson by deed from C. A. Horner, Trustee, of record in Book 4465, Page 805, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 430 East Iris Drive, Nashville, Tennessee
(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 hands this 29th day of July, 1977

Louis P. Sampson

Sylvia P. Sampson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Violet S. Carpenter, a Notary Public in and for said County and State, the within named Louis P. Sampson and wife, Sylvia P. Sampson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 27th day of July, 1977

Violet S. Carpenter Notary Public

Commission Expires ~~My Commission Expires Nov. 5, 1979~~

STATE OF _____
_____ County

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 { his oath / their several oaths } { acknowledged } { himself / themselves } { to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } { as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

AUG-17-77 CONV 20,000.00
AUG-17-77 S'TAX B* 52.00
AUG-17-77 PR'FEE B* .50
AUG-17-77 W'DEED B* 4.00 * 56.50

WARRANTY DEED

FROM

LOUIS P. SAMPSON AND WIFE

TO

SYLVIA P. SAMPSON

MAURICE HOWLINGTON

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York