This Instrument Prepared By:
Bartholomew, Cleary,
Stokes & Mudter, P.A.
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5673 PAGE 316

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. James D. Bostic | Fidelity Federal Savings & Loan Assn. | |
| (NAME) | (NAME) | |
| 5633 Stoneyway Trail | 401 Union Street | Map 103-6 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37209 | Nashville, TN. 37219 | Parcel 202 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | BOA-57169 |

*FOR AND IN CONSIDERATION of the sum of* Sixty-Seven Thousand Five Hundred and no/100 ($67,500.00)---------- *Dollars,* the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $43,100.00, payable in monthly installments, including interest, as set forth in said note, and being secured by a deed of trust executed by Kevin T. Wilkinson and wife, Nancy H. Wilkinson to Vaden Lackey, Jr., Trustee, of record in Book 5302, page 218, Register's Office for Davidson County, Tennessee.

Kevin T. Wilkinson and wife, Nancy H. Wilkinson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* James D. Bostic, Jr., and wife, Debra Jo Bostic,---------- *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Brookside Courts, addition No. 3, as of record in Book 1835, page 107, Register's Office for said County, described as follows:

Said Lot No. 25 fronts 70.4 feet on the southerly side of Stoneyway Trail and runs back 117.5 feet on the easterly line and 151.7 feet on the westerly line to a line in the rear measuring 89 feet thereon.

Being the same property conveyed to the Grantors, Kevin T. Wilkinson, and wife, Nancy H. Wilkinson, by deed from Andrews Properties, Inc., of record in Book 5302, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1980 taxes; (2) all matters appearing on the Plan of record in said Register's Office, and (3) two permanent easements for driveway purposes, of record in Book 5297, page 542, and Book 5302, page 222, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,500.00

Subscribed and sworn to before me, this the 3rd day of November 19 80

Affiant

My commission expires: October 18, 1981 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5633 Stoneway Trail, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as set forth above.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* third (3rd) *day of* November, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kevin T. Wilkinson

Nancy H. Wilkinson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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*Personally appeared before me,* Charles W. Dunn *, a Notary Public in and for said County and State,* Kevin T. Wilkinson and wife, Nancy H. Wilkinson,

*the within named 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* 3rd *day of* November *, 19* 80.

Charles W. Dunn
*Notary Public*

*Commission expires* October 18, 1981

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Before me,* . . . . . *, a Notary Public of the State and County aforesaid, personally appeared* . . . . . *with whom I am personally acquainted, and who, upon oath, acknowledged* . . . . . *self to be* . . . . . *of the* . . . . . *the within named bargainor, a corporation, and that* . . . . . *he as such* . . . . . *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* . . . . . *self as* . . . . . .

*Witness my hand and seal, at office in* . . . . . *this* . . . . . *day of* . . . . . *, 19* . . . .

*Notary Public*

*Commission expires* . . . . . .

**WARRANTY DEED**

FROM
Kevin T. Wilkinson and wife, Nancy H. Wilkinson

TO
James D. Bostic, Jr., and wife, Debra Jo Bostic

G 1.5719

IDENTIF. REFERENCE

NOV 3 12 47 PM '80

FELIX Z. WILSON, R.M.C. DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5673 PAGE 318

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 67500.00- CO | |
| | | | 175.50 CO TX | |
| | | | .50 PRFE | |
| | | | 6.00 WDECD | |
| | | | CHECK 182.00- | |
| 2233A11/03/80 | | | BAL .0 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.5.7 1.9

T
IDENTIF. REFERENCE

Nov 3 12 47 PM '80

FELIX Z. WILSON, II
JAMES N. COLEMAN

No. 789765