389

BOOK 5740 PAGE NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,821.84

Willie Joe Huckabee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1981

Notary Public

MY COMMISSION EXPIRES: 10-9-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THEODORE E. CARVER, ATTORNEY
607 DUE WEST AVENUE
MADISON, TENNESSEE 37115

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIE JOE HUCKABEE (NAME)	DOBSON & JOHNSON, INC. (NAME)	135-16
207 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE PLACE (STREET ADDRESS)	38
NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37239 (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, CARL L. ELKINS AND WIFE, GERALDINE ELKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE JOE HUCKABEE AND WIFE, CAROLYN DONNIS HUCKABEE

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. 570 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Sailboat Drive, said point being the common corner of Lots 570 and 571; thence southwardly with the westerly margin of said Sailboat Drive 90.0 feet to a point, said point being the beginning of a curve; thence westwardly 39.27 feet around said curve to a point in the northerly margin of Sailboat Court; thence westwardly 85.0 feet to a point; thence northwardly 115.0 feet to a point; thence eastwardly 110.0 feet to the point of beginning.

Being the same property conveyed to the within named Grantors by deed of record in Book 5095, page 726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4268, page 302, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $31,200.00, payable to Dobson and Johnson, Inc., and/or assigns, according to the terms and conditions stated in said Note. Said Note is secured by a Deed of Trust of record in Book 4496, page 716, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 207 Sailboat 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 hand s this 1st day of May, 1981

Carl L. Elkins
CARL L. ELKINS

Geraldine Elkins
GERALDINE ELKINS

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CARL L. ELKINS AND WIFE, GERALDINE ELKINS

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 MADISON, Tennessee, this 1st day of May, 19 81

Commission expires 10-17-82

Notary Public

STATE OF TENNESSEE
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 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

WARRANTY DEED

FROM
CARL L. ELKINS, ET UX

TO
WILLIE JOE HUCKABEE, ET UX

G 4 0 0 9 3

IDENTIF. REFERENCE

MAY 4 8 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail

UNITED ESCROW SERVICE, INC.
607 Due West Avenue
Suite 104
Madison, Tennessee 37115

05/04 169.75- CHECK

3529

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			62621.84-	CO
			163.28	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 169.78-
			3529A05/04/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 0 0 9 3

IDENTIF. REFERENCE

MAY 4 8 17 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 819898