L# 555,568-9
RETURN TO HOME FEDERAL

WARRANTY DEED

BOOK 5752 PAGE 424

FROM Billy H. Teal and wife Iva A. Teal

ADDRESS NEW OWNER(S) AS FOLLOWS:	Matthew P. Ashwood and Gail B. Ashwood 809 Bay Cove Court Nashville, Tenn. 37221
SEND TAX BILLS TO:	Home Federal Savings and Loan 230 Fourth AVenue North Nashville, TN 37219
PREPARED BY:	Clyde Paul Holland, Attorney Holland, Lynn and Associates 65 Music Square East, Nashville, TN 37203
MAP-PARCEL NOS:	141-11-A PAR 60 Ja

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 1981 A.D.

NOTARY PUBLIC

DATE 8-10-84

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ...TEN. and no/100---------- ($10.00)---------- DOLLARS

cash in hand received from Matthew P. Ashwood and Gail B. Ashwood, his wife, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Billy H. Teal and wife Iva A. Teal, Grantors

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Matthew P. Ashwood and Gail B. Ashwood, Grantees

.....their.....~~XXXXXXXXXXXXX~~ their (his, her, its) heirs, successors 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. 160 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, Pages 184 and 185, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Billy H. Teal and wife Iva A. Teal by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 5710, Page 282, Register's Office for Davidson County Tennessee.

THIS conveyance is made subject to restrictive covenants contained in instrument of record in Book 4788, Page 960, as amended by instrument of record in Book 4871, Page 640, and made applicable to Phase IV by instrument of record in Book 5463, Page 238, said Register's Office. A plan of record in Book 5200, pages 184 and 185, said Register's Office, shows an owners certificate, a 30 foot minimum building setback line from Bay Cove Court, a 10 foot minimum building setback line from each side line, a 20 foot minimum building setback line from the rear line and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement at the southwest corner. Declaration of covenants, conditions and restrictions, including liens for annual and special assessments. all as set forth and contained in an instrument of record in Book 4892, Page 689, said Register's Office, and made applicable to Phase IV by instrument of record in Book 5463, Page 238, said Register's Office. By-laws of Rolling River Estates, Inc. of record in Book 4892, Page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, Page 238, said Register's Office.

unimproved ( )
This is improved (X) property, known as Lot #160 Rolling River Estates, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND the undersigned GRANTOR do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 29th day of May, 19 81

BILLY H. TEAL

IVA A. TEAL

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Billy H. Teal and Iva A. Teal

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 29th day of May 19 81

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the

, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

CHECK 06/02 211.00-

8956

FELIX WILSON REGISTER DAVIDSON COUNTY, TENN.
JUN 2 3 58 PM '81
IDENTIF. REFERENCE

G 4 4 5 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5752 PAGE 426

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
			79000.00- CO	
			205.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 211.90-	
			8950A06/02/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64459

T
IDENTIF. REFERENCE

JUN 2 3 58 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825128