mail

SEND TAX BILLS:
ENGEL MORTGAGE CO.
P.O.Box 347
Birmingham, Ala. 35201
ADDRESS NEW OWNER:
CORNELIUS D. SAYLOR
6048 Lickton Pike
Goodlettsville, Tenn.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map-Parcel Nos.
17-244
BOOK 6033 PAGE 400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, M. MADELINE AKIN, UNMARRIED, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto CORNELIUS D. SAYLOR AND WIFE, MARY L. SAYLOR, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 6 on the Plan of Glaser Properties, Section 2, of record in Book 4955, Pages 114 and 115, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Lickton Pike, said point being 451.46 feet west of the southwest corner of Lot 3 on the Plan of Glaser Properties, Section 1, of record in Book 4955, Page 72, Register's Office for said County; thence with the northerly margin of Lickton Pike S 61 degrees 44' W 190.00 feet to a point; thence in a northwesterly direction with the common boundary line between Tracts Nos. 6 and 7, 726.95 feet to a point; thence N 14 degrees 12' E 75.13 feet to a point; thence S 72 degrees 53' E 112.18 feet to a point; thence N 71 degrees 29' E 61.37 feet to a point; thence in a southeasterly direction with the common boundary line between Tracts Nos. 5 and 6, 692.14 feet to the point of beginning.

Being the same property conveyed to M. Madeline Akin, unmarried, by deed from Terry W. Walker and wife, Linda H. Walker of record in Book 6013, page 851, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration of this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5569, Page 206, Register's Office for Davidson County, Tennessee.

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

BOOK 033 PAGE 401

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the GRANTEE, their heirs, successors, and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IDENTIF. REFERENCE

APR 7 8 36 AM '83

FEL. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 40489

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 4 day of April, 1983.

M. Madeline Akin
M. MADELINE AKIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named M. MADELINE AKIN, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 4 day of April, 1983.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 87,445.93

Mary Bartley Wilson
AFFIANT

Subscribed and sworn to before me, this the 4 day of April, 1983.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6033 PAGE 402

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
			67445.93- CO	
			227.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 233.74-	
			8540A04/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 40489

IDENTIF. REFERENCE

APR 7 8 36 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940321