OFFICIAL RECEIPT

2710

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6126 PAGE 483

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dr./Mrs. Kenny F. Williard (NAME) | New Owner (NAME) | 145-9 |
| 5809 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 25 |
| Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FH-20655 |

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, ALZADA D. PICKEL, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNY F. WILLIARD and wife DONNA WILLIARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 69 on the Plan of Tyne Valley Estates, Section II, as of record in Plat Book 3300, page 72, Register's Office for said County, to which plan reference is mdae for a more complete description.

Being the same property conveyed to Alzada D. Pickel by deed from Mabel E. Gilbert, a widow, of record in Book 3896, page 692, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 3406, page 490; and (3) All matters appearing on the Plan of record in Plat Book 3300, page 72, said Register's Office.

H 7.0 59 0

IDENTIF. REFERENCE

Aug 31 | 59 PM '83

FELIX Z. WILSON, C.T.C. REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 5809 Beauregard Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of August, 19 83.

Alzada D. Pickel

ALZADA D. PICKEL

08/31 435.50 CHECK

3050

OFFICIAL RECEIPT

BOOK 6126 PAGE 484

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALZADA D. PICKEL 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 Nashville, Tennessee, this 29th day of August, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 83

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ALZADA D. PICKEL

TO KENNY F. WILLIARD and wife, DONNA WILLIARD

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

# OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6126 PAGE 485

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

165000.00- CO
429.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 435.50-
3880A08/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0598

IDENTIF. REFERENCE

AUG 31 | 51 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 975283