# 3222

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

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

BOOK 6281 PAGE 246

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs. Stanfield Major, II (NAME) | First Tennessee Bank (NAME) | 141-15B |
| 7404 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 474 (STREET ADDRESS) | 3 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | FB# 9D-68155 |

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, ERNEST C. THREADGILL, III a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANFIELD MAJOR, II and wife MICHELE . MAJOR

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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Rolling River Estates, Phase II, as of record in Plat Book 5200, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest C. Threadgill, III, by deed from Willis L. Shane and wife, Lana J. Shane of record in Book 5639, page 370, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes; (2) Restrictions of record in Book 4788, page 950, amended in Book 4871, page 640; (3) Covenants, conditions and restrictions of record in Book 4892, page 689, supplemented in Book 5214, page 933; (4) Charter and By-laws of record in Book 4892, page 672; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 7, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 18, 1980, in the original principal sum of $54,900.00, payable to First Tennessee Bank N.A. Memphis, in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5639, page 373, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 7404 Rolling River Parkway Nashville, Tennessee 37221

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 23rd day of April, 19 84

Ernest C Threadgill III
by Ernest C Threadgill Jr.
ERNEST C. THREADGILL, III
Attorney-in-Fact for the said Ernest C. Threadgill, III
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE

BOOK 6281 PAGE 247

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____

executed the within instrument for the purposes therein contained.

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

_____, 19____.

My commission expires _____ 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:

On this 23rd day of April, 1984, before me personally appeared Ernest C. Threadgill, Jr., to me known, or proven to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Ernest C. Threadgill, III, and acknowledged that he executed the same as the free act and deed of the said Ernest C. Threadgill, III.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 1984.

_____
Notary Public

My Commission Expires: 1/20/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1984

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

_____
Notary Public

WARRANTY DEED

FROM ERNEST C. THREADGILL, III

TO STANFIELD MAJOR, II and wife, MICHELLE MAJOR

I 1 8 7 4 2

APR 30 2 10 PM '84

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE/TAX REFERENCE

Return to:
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** _____

**FOR** _____

BOOK 6281 PAGE 248

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 74500.00- CAMT. | |
| | | | 153.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 200.20- | |
| | | | 2474A04/30/84 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 1 8 7 4 2

IDENTIF. REFERENCE

APR 30 2 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 32112