mail

This Instrument Prepared By:

GORDON, ROTTORFF, SROUJI, WATERS
& HESS
5201 Maryland Way
Brentwood, Tennessee 37027

DEED

FROM: T. VANCE LITTLE, Executor of the Estate of Frances L. Bonnell, Deceased

TO: DEBORAH WALLACE, a single person

BOOK 6281 PAGE 402

GENERAL PROPERTY REFERENCE: 5940 Hillsboro Road
Nashville, Tennessee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Deborah Wallace 5940 Hillsboro Road Nashville, Tennessee	Same	144-62

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED TWENTY THOUSAND AND NO/100 ($120,000.00) Dollars.

Deborah Wallace
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of APRIL, 1984.

Carolyn C. Walker
Notary Public

My Commission Expires: 11/10/85

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 ($120,000.00) DOLLARS, cash in hand paid, T. VANCE LITTLE, Executor, pursuant to the Last Will and Testament of FRANCES L. BONNELL, deceased, and by Order of the Probate Court on file in Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto DEBORAH WALLACE, a single person, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey made November 5, 1943 by E.R. Southgate, Surveyor, as follows:

Beginning at a point in the center line of the Hillsboro Road, which point is North 24-1/4° East 12.57 poles from the center line of Otter Creek Road, and being the northwest corner of a

tract of 5.77 acres, which tract is located at the northeast corner of the Hillsboro Road and Otter Creek Road; thence along the north line of said 5.77 acre tract, South 68° East 45.6 poles to a stake at the northeast corner of said 5.77 acre tract, being the corner of the Braly and Rowland properties; thence North 2-1/4° East 13.66 poles; thence North 66° West 45.45 poles to the center line of the Hillsboro Road; thence with the center line of the same South 24-1/4° West 16.68 poles to the beginning, containing 4.3 acres.

Being the same property conveyed to J.R. Bonnell and wife, Frances L. Bonnell by deed from Mildred C.B. Chambers and Husband, Thomas W. Chambers, Jr., of record in Book 1787, page 169, Register's Office, Davidson County, Tennessee.

Further being the same property the power of sale to which was granted to T. Vance Little, as Executor, pursuant to the Last Will and Testament of Frances L. Bonnell, deceased and Order of the Probate Court for Davidson County, Tennessee, being Docket No. 74419.

Tract 2:

Beginning at an iron pin, the northeasterly corner of the tract of land conveyed to Elmo W. Brown by deed from Mattie M. Mays of record in Book 1247, page 602, thence south 24 deg. 15' west along the easterly line of said tract of land 548 feet more or less to the center line of Otter Creek Road, thence with the center line of said road north 33 deg. 30' west 68.2 feet to a point, thence north 24 deg. 15' east 508.9 feet more or less to an iron pin in the northerly line of said tract, thence south 69 deg. 45' east 57.9 feet to the point of beginning containing approximately 0.7 acres.

Being the same property conveyed to J.R. Bonnell and wife, Frances L. Bonnell by deed from Elmo W. Brown and wife, Martha L. Brown, of record in Book 3881, page 549, Register's Office, Davidson County, Tennessee.

Further being the same property the power of sale to which was granted to T. Vance Little, as Executor, pursuant to the Last Will and Testament of Frances L. Bonnell, deceased and Order of the Chancery Court on file in the Probate Court for Davidson County, Tennessee, being Docket No. 74419.

Taxes for the year 1984 will be pro-rated between the Buyer and Seller as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to DEBORAH WALLACE, a single person, her heirs, successors and assigns, forever.

T. VANCE LITTLE, as Executor of the Estate of Frances L. Bonnell, and not individually, does covenant with DEBORAH WALLACE, a single person, that Frances L. Bonnell was lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and same is unencumbered.

T. VANCE LITTLE, as Executor of the Estate of Frances L. Bonnell, and not individually, further covenants and binds the Estate of Frances L. Bonnell, deceased, but not himself individually, to warrant and

defend forever the title to said land to DEBORAH WALLACE, a single person, her heirs, successors and assigns against the lawful claims of all persons claiming under him.

Witness my hand this 27th day of April, 1984.

T. Vance Little
T. Vance Little,
Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Before me, CAROLYN E. WATERS of the State and County aforesaid, personally appeared T. Vance Little, Executor of the Estate of Frances L. Bonnell, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Witness my hand and seal at office in BRENTWOOD, this 27th day of APRIL, 1984.

Carolyn E. Waters
Notary Public

My Commission Expires: 11/10/85

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IDENTIF. REFERENCE

APR 30 2 51 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 405

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 321.50-
2518404/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1 1 8 7 8 5

T IDENTIF. REFERENCE

APR 30 2 51 PM '84

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 32156