RETURN TO METROPOLITAN FEDER

I 22346

BOOK 6292 PAGE 823

MAP 149-8, PARCEL 59,
FIELD BOOK No. 2D-25217

IDENTIF. REFERENCE

This Instrument Prepared By
Hartzog, Harris & Silva
Attorneys at Law
Fifth Avenue North and Fair Street
Franklin, Tennessee 37064

MAY 15 3 32 PM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK V. DeWITT and BEN F. BOYS, have bargained and sold and by these presents do transfer and convey unto JAMES E. CLARK and wife, BETTY C. CLARK, and JERRY R. PAGE and wife, BEVERLY S. PAGE, their heirs and assigns forever, the following described property, lying and being situated in Davidson County, Tennessee, to wit:

Lot 1 as shown on the Plan of Eze-San Commercial P.U.D. of record in Book 5190, page 162, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Beginning at the southeastern corner of Eze-San Commercial P.U.D. as recorded in Book 5190, page 162, in the Register's Office of Davidson County, Tennessee, said corner also being on the northern right of Murfreesboro Road. Thence proceeding from the point of beginning along said right of way north 41 degrees 36 minutes 0 seconds west 70.4 feet to an iron pin, thence south 48 degrees 24 minutes 0 seconds west 5.0 feet to an iron pin, thence north 41 degrees 36 minutes 0 seconds west 29.6 feet to an iron pin, thence north 48 degrees 24 minutes 0 seconds east 197.16 feet to an iron pin, thence south 41 degrees 41 minutes 0 seconds east 100 feet to an iron pin, thence south 48 degrees 24 minutes 0 seconds west 192.31 feet to the point of beginning, and containing 0.44 acres.

Being the same property conveyed to Jack V. DeWitt and Ben F. Boys, by Quitclaim Deed of D & B Properties, Inc. of record in Book 6286 page 436, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1984 taxes constitute a lien against the property, but are not yet due and payable.

2. Setback lines, easements and limitations as shown on book 5190, page 162, Register's Office of Davidson County, Tennessee.

3. Easement for sanitary sewer lines of record in Book 4207, page 43, Register's Office of Davidson County, Tennessee.

4. Subject to terms and conditions of a Lease With Option to Purchase granted to Billy Norfleet and wife, Betty Norfleet, of record in Book 6148, page 240, Register's Office of Davidson County, Tennessee.

5. All visible easements lying on and across the property.

6. Applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

LUCILLE DEWITT, wife of JACK V. DEWITT, and PHYLLIS BOYS, wife of BEN F. BOYS, join in this transfer for the purpose of divesting to the Grantees, their heirs and assigns, any right, title or interest they may have in said real estate by virtue of their marriage to the Grantors.

IN TESTIMONY WHEREOF, the Grantor has caused its signature to be attached hereto on this the 9th day of May, 1984.

Jack V. DeWitt

Ben F. Boys

Lucille DeWitt

Phyllis Boys

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Dorothy L. Benner, a Notary Public in and for said County and State, the within named JACK V. DEWITT and wife, LUCILLE DEWITT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 9th day of May, 1984.

Dorothy L. Benner
Notary Public

My Commission Expires:
May 4, 1986

STATE OF KANSAS

COUNTY OF MONTGOMERY

Personally appeared before me, Joline Newmaster, a Notary Public in and for said County and State, the within named BEN F. BOYS and wife, PHYLLIS BOYS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 1st day of May, 1984.

Notary Public

My Commission Expires:

JOLINE NEWMASTER
STATE OF KANSAS
My Appt. Exp. May 16, 1986

STATE OF TENNESSEE

COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $81,250.00.

Affiant

Sworn to and subscribed before me on this the 15th day of May, 1984.

Wanda Fulks
Notary Public

My Commission Expires:

11-1-87

SEND TAX STATEMENTS TO:

Metropolitan Federal S & L Assn

230 4th Avenue, North

Nashville, TN 37219

Subject property is not the usual residence of either Grantors.

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

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 827

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
			81250.00- CAMT.	
			211.12 CSTAX	
			.50 PRFEE	
			12.00 WDELD	
			CHECK 223.62-	
6827405/15/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 15 3 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36340