3375

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Andrew Byrd, Atty.
Donelson, Stokes & Bartholomew, P.A.
First American Center
Nashville, Tennessee

BOOK 6322 PAGE 574

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Eugene W. Fowinkle (NAME)	New Owner (NAME)	130-07
107 The Landings (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	49 & 48
		FB# BM-02950
Hendersonville (CITY) Tn (STATE) 37075 (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# BM-02955

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, ROBERT R. WEST and wife GUDRUN WEST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE W. FOWINKLE

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. 185-A and the northerly half of Lot No. 185-B on the Resubdivision of parts of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5.

Said Lot No. 185-A and the northerly half of Lot No. 185-B together front 150 feet on the easterly side of Westview Avenue and extend easterly along parallel lines 300 feet more or less to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Robert R. West and wife, Gudrun West by deed from Mark C. Aldredge and wife, Laura B. Aldredge of record in Book 6039, page 897, rerecorded in Book 6322, page 517, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easements of record in Book 5694, page 292 and Book 613, page 404; (3) Agreement of record in Book 924, page 24; and (4) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.

RUSH

IDENTIF. REFERENCE

unimproved(XX)
This is improved ( ) property, known as Lot 185A, pt. Lot 185B Royal Oaks Subdivision Davidson County, Tennessee

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 22nd day of June, 19 84.

ROBERT R. WEST

GUDRUN WEST

BOOK 6322 PAGE 575

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 ROBERT R. WEST and wife, GUDRUN WEST

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 1984.

My commission expires April 17, 1988 Notary Public Judy W. Bailey

**or proven to me on the basis of satisfactory evidence,

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 $ 85,000.00

R. R. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1984.

MY COMMISSION EXPIRES April 17, 1988 (AFFIX SEAL) Judy W. Bailey Notary Public

WARRANTY DEED

FROM ROBERT R. WEST and wife,

TO GUDRUN WEST

EUGENE W. FOWINKLE

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 _____ BOOK 6322 PAGE 576

FOR _____

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
			65000.00- CONT.	
			221.00 CSTAX	
			.50 PRFE.	
			6.00 MORTG	
			CHECK	227.50-
7470A06/25/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 1 8 7

IDENTIF. REFERENCE

JUN 22 3 38 PM '84

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 0046701