Send Tax Bills To:

Metropolitan Federal S & L

230 Fourth Avenue North

Nashville, TN 37219

This Instrument Prepared By:

M. T. TAYLOR, JR., Attorney
405 Main Street, Franklin, TN 37064

Map #160-6
Parcel #13

BOOK 6424 PAGE 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, paid in cash and the love and affection I have for the Grantee, I, W. A. Wilkin, Jr., hereinafter known as Grantor, do hereby transfer and convey unto my spouse, Joy Mae Wilkin, hereinafter known as Grantee, her heirs and assigns, an interest in a certain tract of land for the purpose of creating an estate by the entireties, pursuant to T.C.A. 66-1-109, said land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 200 on the Plan of Oak Hill Estates, Section I, as of record in Book 3700, pages 118, 119 and 120, Register's office for said county.
>
> Said Lot fronts 120 ft. on the southerly side of Forest Hills Drive and extends back 490 feet on the easterly line and 510 ft. on the westerly line to a dead line and measures 189.14 feet.
>
> Being the same property conveyed to W. A. Wilkin, Jr., unmarried, by deed from Davidson Road Corporation, of record in Book 4408, page 816, said Register's Office.
>
> Being the same property conveyed by W. A. Wilkin, Jr. to his wife, Ann L. Wilkin, for the purpose of creating a tenancy by the entireties in Book 4478, page 337, RODC, TN, Ann L. Wilkin now being deceased.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Applicable building and zoning regulations.
2. All existing highway, roadway and utility easements.
3. Such state of facts as an accurate title search might reveal.
4. Taxes for 1984.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 24th day of October, 1984.

W. A. WILKIN, JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, Carlene Masters, a Notary Public in and for said county and state, W. A. Wilkin, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, TN on this 24th day of October, 1984.

Carlene Masters
NOTARY PUBLIC

My commission expires: 3-23-88

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the 24th Day of Oct 1984

Carlene Masters
Notary Public

My Commission Expires 3-23-88

62955

IDENTIF. REFERENCE

84 OCT 12 9 09 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL TAX