MAP: 83-4
PARCEL: 220

This Instrument Prepared
from Information Furnished
by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, TN 37167

SEND TAX BILLS TO:

Mr. and Mrs. Freddie R. Terry, Sr.
5600 Country Drive #185
NAshville, TN 37211

BOOK 6447 PAGE 959

NAME AND ADDRESS OF NEW OWNER:

same as above

STATE OF TENNESSEE )
)
DAVIDSON COUNTY )

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND 00/100 DOLLARS ($10,000.00), cash in hand paid, receipt of which is hereby acknowledged, and the execution by the grantees of a certain promissory note to the grantor, in the original principal amount of TWENTY EIGHT THOUSAND AND 00/100 DOLLARS ($28,000.00), which is to be secured by a deed of trust of even date, of record in the Register's Office of Davidson County, Tennessee, to which reference is made for more complete details of its terms and conditions.

I, the undersigned, JOHN C. TERRY, single, have bargained and sold and do hereby transfer and convey unto FREDDIE RUSSELL TERRY, SR. and wife, SHIRLEY DELORES TERRY, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 16 on the Map of Rosebank Park as of record in Book 1835, page 26, Register's Office of Davidson County, Tennessee. Said Lot No. 16 fronts 75 feet on the easterly side of Preston Drive and runs back between lines 202 feet on the north line and 200.6 feet on the south line, to a dead line in the rear measuring 75 feet thereon. This is property also known as 1105 Preston Drive, Nashville, Tennessee 37206.

BEING the same property conveyed to John C. Terry and wife, Pauline Terry by deed of record in Deed Book 5203, page 463, Register's Office of Davidson County, Tennessee. Pauline Terry died in _____, leaving the property to the undersigned as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants of record in 1907, page 593; and Book 2041, page 35, and to all easements and setback lines of record in Book 1835, page 26 ALL in the Register's Office of Davidson COunty, Tennessee; and, to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

12/14 ICE.30 CHECK

5350

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said grantees herein, their heirs and assigns, forever.



AND, I do covenant with the said grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1984 property taxes will be paid by the grantor and then assumed by the grantee herein.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the grantees herein with deed.

WITNESS MY HAND, this 28 day of NOVEMBER, 1984.

RECORDING FEE 6.00
STATE TAX 98.50
REGISTER'S FEE 1.50
TOTAL PAID 105.50
RECEIPT NO. 17244

John C. Terry
JOHN C. TERRY

DEC 14 12 00 PM 1984
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE
1.7.0.7.4.

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named JOHN C. TERRY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 28 day of November, 1984.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 2-22-86

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever

I, Homer Jones, Register of Rutherford County, do certify that the foregoing instrument is registered in said office in book ___, page ___, that is was received Nov 30 19 84 at 9:55 o'clock AM and entered in notebook 30 page 65
Homer Jones, Reg. Deputy

John C. Terry
Affiant

Sworn to and subscribed before me this 28 day of NOVEMBER, 1984.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires: 2-22-86

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

RECEIVED OF _____

FOR _____

BOOK 6447 PAGE 960

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

38000.00- CAMT.
98.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.30-
5350A12/14/84 BAL .00

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

I 7 0 0 7 4

IDENTIF. REFERENCE

Dec 14 12 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 93174