THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

New Owner +
SEND TAX BILLS TO:

BOOK 6535 PAGE 962

Mr. John W. Griffin
510 Glen Echo Rd
Oco Hickory TN

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 12,900 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

John W. [illegible]
Affiant

Subscribed and sworn to before me this the 18 day of April 85
L Chandler Dep Reg

MAP: 162-7 , GR: _____ , PAR: 177
FIELD BOOK NUMBER 5 DU 41501-Part of
IMPROVED: _____ , UNIMPROVED: X

D E E D

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Nine Hundred Dollars ($12,900.00), cash in hand paid, the receipt of which is hereby acknowledged, B & P DEVELOPMENTS, a Partnership composed of Frank C. Batson and David H. Parker, has this day bargained and sold, and by these presents does hereby transfer and convey unto JOHN W. GRIFFIN and wife, MARSHA M. GRIFFIN, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the State of Tennessee and the County of Davidson, and being more particularly described as follows:

> Being Lot NO. 13 of Whittemore Valley, Section One, a plat of which is of record in Book 6250, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being portion of property conveyed to B & P Developments, a Partnership, by deed of Gordon Mason Chadwell, et al, dated April 30, 1984, and of record in Book 6282, Page 312, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said John W. Griffin and wife, Marsha M. Griffin, as tenants by the entirety, their heirs and assigns, forever, in fee simple.

B & P DEVELOPMENTS COVENANT with the said John W. Griffin and wife, Marsha M. Griffin, that it is lawfully seized and possessed of the within conveyed property; that it has a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

RESTRICTIONS: This tract or parcel of land is subject to those restrictive covenants shown of record in Book 6243, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

MINIMUM BUILDING SET BACK LINES, EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to those minimum building set back lines, public utility and drainage and sewer easements and rights of way, public and private, as shown of record in the Register's Office for Davidson County, Tennessee.

REAL PROPERTY TAXES: The real property taxes for the year 1985 shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay the said taxes on this tract or parcel of land when they become due and payable, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

POSSESSION: Possession with deed.

WITNESS OUR HANDS on this the 8th day of April, 1985.

B & P DEVELOPMENTS

BY: Frank C. Bates

TITLE: PARTNER

BY: David H. Parker

TITLE: PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Frank C. Batson and David H. Parker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon their several oaths, acknowledged themselves to be the partners of B & P Developments, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness our hands on this the 8th day of April, 1985.

My Commission Expires:

1-10-89

Gordon Weaver
NOTARY PUBLIC

GORDON WEAVER ★ NOTARY PUBLIC ★ ST. LARCE CO., TN

I 9 7 5 0 0

T
IDENTIF. REFERENCE

APR 10 9 32 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6535 PAGE 965

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

12900.00- CAMT.
33.64 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 43.04-
91 12A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:97500

IDENTIF. REFERENCE

Am 18 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126017