WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Wilkins and wife, Ruby Wilkins	SAME	Map 86-I
317 Bonnaridge Drive	(NAME)	Parcel 82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ I, Rosa M. Townes, an unmarried person ~~BOOK 6545 PAGE~~ 277

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Wilkins and wife, Ruby Wilkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

The property described in Exhibit A is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4877, page 940, Register's Office for said County.

3. The Plan of record in Book 4715, page 146, Register's Office for said County.

RECEIVED FOR RECORD
APR 30 9 46 AM 1985
DAVIDSON COUNTY, TN.

TRUSTEE'S REFERENCE

10071

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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.

Witness my hand this 30th day of April, 19 85

Rosa M. Townes
Rosa M. Townes

Form 3

BOOK 6545 PAGE 278

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 Rosa M. Townes, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 19 85.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , 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 , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
ROSA M. TOWNES, an unmarried person

TO
MICHAEL E. WILKINS and wife, RUBY WILKINS

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 29,500.00.

Michael E. Wilkins

Subscribed and sworn to before me this 30 day of April, 19 85.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the 4th Civil District of Davidson County, Tennessee, located on the South side of Bonnabrook Drive approximately 121 feet, plus or minus, West of Lebanon Pike, being known as Lot 2, Resubdivision, Tenneco Lebanon Pike Site as of record in Book 4715, page 146, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the South margin of Bonnabrook Drive at the Southeast corner of the property conveyed to James R. and J. D. Irons of record in Book 4574, page 135, Register's Office for said County, and the Northeast corner of the property conveyed to Tenneco Oil Company, of record in Book 4561, page 461, said Register's Office; thence with said margin of Bonnabrook Drive South 55 degrees 28 minutes East a distance of 66.00 feet to a point; thence, leaving said margin South 33 degrees 15 minutes West a distance of 169.02 feet to a point in the East line of the property conveyed to T. J. Van Patten, et al, of record in Book 3104, page 521, said Register's Office, thence with the said East line North 51 degrees 37 minutes West a distance of 66.25 feet to the southwest corner of the Irons' property; thence with the South line of the Irons' property north 33 degrees 15 minutes East a distance of 164.57 feet to the point of beginning containing 0.25 acres, more or less and being part of the property conveyed to Tenneco Oil Company of record in Book 4561, page 461, said Register's Office.

Being the same property conveyed to Arthur Raymond Townes, by Limited Warranty Deed from Tenneco Oil Company, a Delaware corporation, of record in Book 4877, page 940, Register's Office for Davidson County, Tennessee, and being the same property vested in Rosa M. Townes, devisee under the Will of Arthur Raymond Townes, deceased, of record in Will Book 150, page 700, Probate Court for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____ BOOK 6545 PAGE 280

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

29500.00- CAMT.
76.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 86.20-
3086A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0071 I

IDENTIF. REFERENCE

APR 30 3 46 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 129899