Bk 14
D # 1692

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Prepared By: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Joanne L. Timmons 2170 Golf Club Lane Nashville, Tennessee 37215	Fidelity Federal S+L Assn 401 Union St. Nash, Tn. 37219	117-7-A 126 7DA23642

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, A. B. PEARSON and wife, ELVA I. PEARSON (the "Grantors") have this day bargained and sold, and by these presents do transfer and convey unto JOANNE L. TIMMONS (the "Grantee"), her heirs and assigns, a certain property in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being a certain building site identified as Property Map No. 126, as shown on the Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 126 fronts 65.00 feet on the northerly side of Golf Club Lane and extends back 84.00 feet on the westerly line and 104.00 feet on the easterly line, to a broken curve line at the rear, being the southerly boundary of an access easement, measuring 68.65 feet thereon.
>
> BEING the same property conveyed to A. B. Pearson and wife, Elva I. Pearson, by deed from Mark O. Thompson and wife, Linda H. Thompson, of record in Book 5621, page 923, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to requirements, conditions, etc., contained in an instrument executed by Gloucester Square Co-operative Corporation and Town Properties, Inc., dated October 20, 1971, recorded October 27, 1971, recorded in Book 4548, page 217, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said property in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as noted of record.

Grantors further covenant and bind themselves, their heirs, and assigns to warrant and forever defend the title to said real estate to

said Grantee, her heirs, and assigns against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 30th day of August, 1985.

GRANTORS:

A. B. PEARSON

Elva I. Pearson

ELVA I. PEARSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 225,000.

Walter C Trimmer

AFFIANT

Subscribed to and sworn to before me this 30th day of August, 1985.

Judy S Wells

NOTARY PUBLIC

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Auer Reynolds, III a Notary Public in and for said county, A. B. PEARSON and wife, ELVA I. PEARSON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 1985.

J. Auer Reynolds, III

NOTARY PUBLIC

My Commission Expires: July 18, 1987.

SEP 4 12 09 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

33664

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			225000.00- CA'IT.	
			586.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	591.50-
3592A	09/04/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 6 6 4

IDENTIFICATION REFERENCE

SEP 4 12 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169408