BOOK 6724 PAGE 187

6724 187

ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO.

Janet L. Mattingly, unmarried
190 Old Tusculum Road
Nashville, Tn. 37211

Molton, Allen & Williams, Inc.
P.O.Box 10025
Birmingham, Ala. 35202

162-6
Parcel 100
SDU-52801

WARRANTY DEED

LEGIBILITY OF WRITING, TYPING OR PRINTING THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record 5314, Page 541, said Register's Office for Davidson County, Tennessee to secure to Molton, Allen & Williams, Inc., the original principal amount of $34,500.00, payable as therein specified; we, John Dennis Smith and wife, Deborah Lynn Smith and John W. Tidwell and wife, C. Ann Tidwell, have bargained and sold, and by these presents do transfer and convey unto the said Janet Mattingly, unmarried, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Old Tusculum Road Heights, as of record in Book 4300, Page 45, Register's Office for said County.

Said Lot No.3 fronts 60 feet on the northerly side of Old Tusculum Road and extends back 183.27 feet on the easterly line and 182.26 feet on the westerly line to a dead line and measures 60.01 feet thereon.

Being the same property conveyed to John Dennis Smith and wife, Deborah Lynn Smith and John W. Tidwell and wife, C. Ann Tidwell by deed from Peter E. Lynch and wife, Susan Lynch, of record in Book 5953, Page 371, Register's Office for Davidson County, Tennessee.

75587

IDENTIFICATION REFERENCE

DEC 3 9 52 AM '85

PAUL G. WILSON II REGISTER
DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

Prepared from information provided by the Parties.

This is improved property, known as: 190 Old Tusculum Road, Nashvill, Tennessee 37211

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 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 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.

Whenever 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 our hands this 2nd day of December, 1985.

John Dennis Smith

John W. Tidwell

and wife, Deborah Lynn Smith

and wife, C. Ann Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6724 PAGE 188

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Dennis Smith and wife, Deborah Lynn Smith and John W. Tidwell and wife, C. Ann Tidwell, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis o satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of December 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $15,880.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF December, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6724 PAGE 189

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45880.00- CAMT.	
			119.34 STAX	
			.50 PRFEE	
			6.00 MREED	
			CHECK	125.84-
2133A	12/03/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57587

IDENTIFICATION REFERENCE

Dec 3 9 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107216