BOOK 6756 PAGE 180

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
Mr. and Mrs. Charles S. Higgins, Jr. (NAME)	Third National Mortgage Company (NAME)	
4245 Jamesborough Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628	131-7A-15
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (STREET ADDRESS) (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, C & S Associates, a Tennessee general partnership comprised of Joe Vaulx Crockett, III, Robert L. Scruggs and Joyce W. Scruggs HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Higgins, Jr. and wife, Leslie Jones Higgins

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:

Being Lot No. 15 on the Plan of Hillsborough Place, Phases II and III, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to C & S Associates by deed from James C. McCanless and wife, Barbara Jean Little McCanless of record in Book 6534, page 97, said Register's Office.

This conveyance is made subject to the following exceptions:

1. Restrictive covenants of record in Book 5151, page 50, said Register's Office.

2. Restrictive covenants of record in Book 5240, page 165, as amended in Book 5292, page 134, and re-recorded in Book 5332, page 212, said Register's Office.

3. The recorded plan of record in Book 5200, page 160, said Register's Office, shows an Owner's Certificate, a 20-foot setback line from Jamesborough Place, a 20-foot setback line from the rear lot line and a 5-foot setback line from each side lot line and a 10-foot drainage and utility easement along the rear lot line.

4. ~~Notice of Completion of record in Book 6716, page 147, said Register's Office.~~

JVC RLS

This is improved (XX) unimproved ( ) property, known as 4245 Jamesborough Place, Nashville, TN 37215 (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 Our hand s this 2nd day of January, 19 ~~85~~ 86 JVC RLS

C & S ASSOCIATES, a Tennessee general partnership

BY: [signature] G.P.

BY: [signature] G.P.

Form 3

BOOK 6756 PAGE 181

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Christy Wilkins Ivey, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon ~~oath~~ their several oaths) acknowledged ~~himself~~, themselves) to be the partners and ~~respectively~~ of the C & S ASSOCIATES the within named bargainor, a ~~corporation~~ partnership and that ~~he~~, they) as such ~~and~~ partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said _____ as such partners, and attesting the same by ~~herself~~ themselves as such partners.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 24 day of January, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
C & S ASSOCIATES, a Tennessee general partnership

TO
CHARLES S. HIGGINS, JR. AND WIFE, LESLIE J. HIGGINS

RETURN TO:
WILKINS & IVEY
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

6949

IDENTIFICATION REFERENCE

JAN 6 | 40 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 186,189.31

Ralph L Fuller

Subscribed and sworn to before me this 24 day of January, 19 86

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6756 PAGE 182

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

106109.31- CAPT.
430.18 CSTAX
.50 PREE
6.00 MORT
CHECK 430.68-
3094A01/06/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66469

IDENTIFIT REFERENCE

JAN 6 1 41 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 207917