THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FILE BOX 8/jcb

ADDRESS NEW OWNER:
James P. Throchmorton
1426 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
MAP 118-11
PARCEL 93
BH-4110

WARRANTY DEED

BOOK 6785 PAGE 18

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. F. Tarkington, Jr. and Ray E. Tarkington hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James F. Throckmorton hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block F on the plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 5 of Block F fronts 78.0 feet on the easterly margin of Dogwood Place and extends back between parallel lines 125.0 feet to a dead line.

BEING the same property conveyed to J. F. Tarkington, Jr. and Ray E. Tarkington by deed from Perry D. Bradley and wife, Iva H. Bradley, of record in Book 4269, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 2824 Dogwood Place, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of February, 1986.

Ray E. Tarkington

J. F. Tarkington, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of February, 1986, before me personally appeared J. F. Tarkington, Jr. and Ray E. Tarkington, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Notary Public

My Commission Expires: 4-19-87

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

BOOK 3785 PAGE 19

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,500.00.

James F. Throckmorton
Affiant

Subscribed and sworn to before me, this the 18th day of February, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.6 7.6 5

IDENTIFICATION REFERENCE

FEB 19 11 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
J. F. Tarkington, Jr. and Ray E. Tarkington

to:
James F. Throckmorton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24636

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

RECEIVED OF _____

FOR _____

BOOK 6785 PAGE 20

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

57500.00- CAMT.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
556602/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.67.65

IDENTIFICATION REFERENCE

FEB 19 11 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220080