THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

604 35

# WARRANTY DEED

BOOK 6810 PAGE 553

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Billy Joe Erwin, et ux. | SAME | Map 25-4-71 |
| (NAME) | (NAME) | |
| 302 Hwy, 76 | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| White House, Tn. 37188 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ----------
---------- *Dollars,*

cash in hand paid by Billy Joe Erwin and wife, Rita H. Erwin, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Goodlettsville Improvement Company, Incorporated

*have this day bargained and sold, and do hereby transfer and convey unto the said* Billy Joe Erwin and wife, Rita H. Erwin

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the City of Goodlettsville, Davidson County, Tennessee, described according to Survey of A & A Engineers, Inc., dated November 18, 1981, as follows:

Commencing with an iron pin located in the West right-of-way margin of French Street, being 153.0 feet South of the intersection of the West right-of-way margin of said French Street and the southerly right-of-way margin of Cedar Street; thence South 01° 03' East 260.14 feet to a concrete monument, the point of beginning; thence South 01° 03" East 90.50 feet to an iron pin; thence with the meandering centerline of a creek, South 85° 38' 55" West 147.0 feet to a point; thence South 86° 03' 17" West 145.0 feet to a point; thence South 84° 38' 41" West 106.82 feet to an iron pin; thence leaving centerline of said creek, North 01° 02' 50" West 151.42 feet to an iron pin in the southern right-of-way margin of McCoin Drive; thence with said margin, South 89° 04' East 375.0 feet to a concrete monument; thence with a curve to the right, having a radius of 24.14 feet and having a length of 37.08 feet to the point of beginning, containing 1.20 acres, more or less.

The above described property is part of the property conveyed to Goodlettsville Improvement Company, Incorporated, by deed from Leonard C. Franklin and wife, Tommie C. Franklin, of record in Book 2146, page 29, Register's Office for Davidson County, Tennessee, Goodlettsville Improvement Company, Incorporated being erroneously referred to in said deed as Goodlettsville Improvements Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 50,000.00

*Subscribed and sworn to before me this the* 21st *day of* March 1986

*Affiant*

*My commission expires:* ----------
*(Affix Seal)*

*Notary Public*

*This is unimproved (X) improved ( ) property, known as* corner of French Street and McCoin Drive, Nashville, TN
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for easement of record in Book 4468, page 386, Register's Office for Davidson County, Tennessee, and 1986 taxes.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 21st *day of* March *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Goodlettsville Improvement Company, Incorporated

By: Rachael Fleming

Its: V. P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6810 PAGE 554

*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

_____

_____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *of the* Goodlettsville Improvement Company Incorporated, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____
*this* _____ *day of* _____, *19*__.

_____ *Notary Public*

*Commission expires* _____

File 35
CTFC.

**WARRANTY DEED**

FROM

Goodlettsville Improvement Company, Incorporated

TO

Billy Joe Erwin, et ux.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

90 MAR 21 PM 3:47

IDENTIFICATION REFERENCE

851 92

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6810 PAGE 555

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
5580A03/21/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8519 2
1
Gdeeding
3.21.3478
Gdeed & Mtg
Mtg
Release

**No.** 229844