*This Instrument Prepared by:*

**Robert L. Callis**
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 5826 PAGE 986

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP, PARCEL NUMBERS |
|---|---|---|
| Kenneth D. Green (NAME) | Kenneth D. Green (NAME) | Map-75-04-0 |
| 304 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER) | 304 Woodlawn Drive (STREET ADDRESS) | Parcel-204.00 |
| Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP) | Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP) | Field Book-4D-24876 |

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,

JIMMIE LEE YOUNG and wife, JENNIFER R. YOUNG

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KENNETH D. GREEN and RICK E. PATTERSON, a partnership

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:

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Tulip Grove, Section 7, of record in Book 4300, Page 186, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Jimmie Lee Young and wife, Jennifer R. Young by deed of record in Book 5234, Page 151, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, easements and other encumbrances contained in the plan of Tulip Grove, Section 7, of record in Plat Book 4300, Page 186, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Tulip Grove, Section 7, of record in Book 4639, Page 267, Register's Office of Davidson County, Tennessee.

90652

IDENTIFICATION REFERENCE

APR 11 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4767 Trenton Drive, Hermitage, TN 37067

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.

POSSESSION TO BE GIVEN date of deed

EXECUTED ON THIS THE _____ DAY OF April, 1986.

Jimmie Lee Young
JIMMIE LEE YOUNG

Jennifer R. Young
JENNIFER R. YOUNG

## STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JIMMIE LEE YOUNG and wife, JENNIFER R. YOUNG the within named bargainor, 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 and seal at office in Mt. Juliet, Tennessee, this 10th day of April, 1986

Commission Expires: 6-10-89

Notary Public

## STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority 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 within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
JIMMIE LEE YOUNG
and wife,
JENNIFER R. YOUNG

TO
KENNETH D. GREEN and
RICK E. PATTERSON,
a partnership

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

## STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $64,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of April, 1986

My Commission Expires: 6-10-89

Notary Public

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

RECEIVED OF _____

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

64700.00- CONT.
168.22 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.72-
2070AC4/11/86 BAL .00

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

90652

IDENTIFICATION REFERENCE

APR 11 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236181