File 41

WARRANTY DEED

BOOK 6835 PAGE 63

FROM: Herschel D. Giles and wife, Lettie J. Giles, Grantors

TO: William A. Thomas and wife, Gayla R. Thomas, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Third National Bank Building
Seventeenth Floor
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
4300 Kings Lane
Nashville, Tn
37216

Send Tax Bills To: Same

Map-Parcel Numbers
58-11-75

Field Book Numbers
13DA-56-335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Thousand Two Hundred Fifty Dollars ($8,250.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of April, 1986.

Notary Public

My Commission Expires: July 18, 87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Herschel D. Giles and wife, Lettie J. Giles, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said William A. Thomas and wife, Gayla R. Thomas, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 128, on the Plan of Royal Hills Subdivision, Section 1, of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Herschel D. Giles and Lettie J. Giles by a quitclaim deed from Joseph F. Bond and Elaine Bond of record in Book 6778, Page 496, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantor.

2. Restrictive covenants contained in instrument of record in Book 4813, Page 77; as amended in Book 4895, Page 102, said Register's Office.

3. The Plan of record in Book 4675, Page 73, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Phipps Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 21 day of April, 1986.

Herschel D. Giles
HERSCHEL D. GILES

Lettie J. Giles
LETTIE J. GILES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki J. Lacon, a Notary Public of said County and State, HERSCHEL D. GILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of April, 1986.

Vicki J. Lacon
Notary Public

My Commission Expires: July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki J. Lacon, a Notary Public of said County and State, LETTIE J. GILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of April, 1986.

Vicki J. Lacon
Notary Public

My Commission Expires: July 18, 1987

93621

IDENTIFICATION REFERENCE

APR 22 11 35 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1724W/4-11-86

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

RECEIVED OF _____

FOR _____

BOOK 6835 PAGE 66

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
			8250.00-	CAMT.
			21.32	CSTAX
			.50	PRFEE.
			9.00	WDEED
			CHECK	30.82-
			5615A04/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93621

IDENTIFT REFERENCE

APR 22 11 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239646