BOOK 6853 PAGE 380

WARRANTY DEED

PG- 389 - 295

FROM: Gary P. Fry and wife, Peggy J. Fry, Grantor

TO: Terry Honaker, and wife Catherine Honaker, Grantee

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

902 McClurkin Avenue
Nashville, Tennessee

Send Tax Bills To: Same

Map-Parcel Numbers

No. 72-13-116

Field Book Numbers

27W-26630

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Dollars ($40,000.00).

Jamie Ford
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of April, 1986

La Verne Sweeney
Notary Public

NOTARY PUBLIC

My Commission Expires: 1/26/88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Gary P. Fry and wife, Peggy J. Fry, Grantor(s) have bargained and sold, and by these presents do transfer and convey unto the said Terry Honaker and wife, Catherine Honaker, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This is improved property, known as 902 McClurkin Avenue.

This conveyance is expressly made subject to the following:

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

2. Restrictive covenants in Book 1023, page 31, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers of record in Book 5666, page 637, said Register's Office.

4. Easement for flow of creek.

5. Easement of record in Book 1224, page 585, said Register's Office.

6. Sewer easement of survey of J.R. Wauford & Co., Engineers dated May 11, 1959.

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 my hand this 30th day of April, 1986.

Gary P Fry
GARY P. FRY

Peggy J. Fry
PEGGY J. FRY

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jamie M. Ford, a Notary Public of said County and State, GARY P. FRY, 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 30th day of April, 1986.

Jamie M. Ford
Notary Public

My Commission Expires: 7-18-88

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jamie M. Ford, a Notary Public of said County and State, PEGGY J. FRY, 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 30th day of April, 1986.

Jamie M. Ford
Notary Public

My Commission Expires: 7-18-88

1100B/4-30-86

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EXHIBIT A

BEING the easterly parts of Lots 59 and 60 on the Map of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 59 and 60 adjoin and front together 75 feet on the southerly side of McClurkan Avenue and run back 106.4 feet along the westerly line and 132.2 feet on the easterly line, which runs along the center of a drain, to a 98 foot line at the rear.

BEING the same property conveyed to Gary P. Fry and wife, Peggy J. Fry be deed from Joe K. Mullican and wife, Lucille M. Mullican of record in Book 5433, page 940, Register's Office for Davidson County, Tennessee.

WILLIAMSON COUNTY
STATE OF TENNESSEE
J.O. BENNETT, JR.
REGISTER OF DEEDS
1986 MAY -2 PM 4:01

Note Book 38 Page 91
Record Book 589 Page 285
State Tax 104.00 Fee .50 Recording 16.00
Rec. No. 50322 Total Pd. 120.50

MAIL BACK

MAY 12 9 42 AM '86
FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

99539

TRANSFERRED

MAY 7 1986

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY