file box 8/jcb

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

BOOK 6854 PAGE 53

ADDRESS NEW OWNER:
James A. Robinson
6034 Sherwood Court
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 158-4
PARCEL 25
FH-14191

WARRANTY DEED

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, James W. Menzie and wife, Betty J. Menzie hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James A. Robinson and wife, Barbara C. Robinson 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. 8 on the plan of Sherwood Forest, of record in Book 4175, page 114, Register's Office for said County.

SAID Lot No. 8, which is a corner lot, fronts 145.87 feet on the southerly margin of Sherwood Court and fronts 565.48 feet on the westerly margin of a private drive, and extends back 418.0 feet on the southerly line and 365.48 feet on the westerly line to a point of intersection.

Together with an easement for ingress and egress over said private road lying directly east and adjacent to the aforedescribed Lot No. 8, as set forth in Book 4599, page 397, said Register's Office.

BEING the same property conveyed to James W. Menzie and wife, Betty J. Menzie by deed from Patricia Mary Terhune and husband, John Michael Terhune, of record in Book 5307, page 944, 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 6034 Sherwood Court, Nashville, TN 37215.

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 9th day of May, 19 86.

Betty J. Menzie

James W. Menzie

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of May, 19 86, before me personally appeared James W. Menzie and wife, Betty J. Menzie, 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.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 215,000.00.

James A. Robinson
Affiant

Subscribed and sworn to before me, this the 9th day of May, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
James W. Menzie and wife, Betty J. Menzie

to:
James A. Robinson and wife, Barbara C. Robinson

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

TN-24808

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
'86 MAY 12 PM 4:55

IDENTIFICATION

REFERENCE

9 9 7 5 7

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

RECEIVED OF _____

FOR _____

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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
			215000.00-	CAMT.
			519.00	CSTAX
		VB	519.00-	CSTAX
			559.00	CSTAX
			.50	PRFEE.
			6.00	WDEED.
			CHECK	565.50-
			2878A05/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99757

IDENTIFICATION REFERENCE

MAY 12 1 58 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246731