215565376

FORM NO. WD-1

File in Box 12

File 12

PREPARED BY:
Metropolitan Federal Savings
230 Fourth Ave. North
Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

David M. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: 7/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BOOK 6857 PAGE 679

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. ROWE ET UX	METROPOLITAN FEDERAL SAV. & LOAN ASSN.	115-11-23
(NAME)	(NAME)	
6224 BROWNLEE DRIVE	230 4TH AVE. NORTH	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37205	NASHVILLE, TN. 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE Joe H. Hancock, Jr. and wife, Sara B. Hancock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Rowe and wife, Deborah W. Rowe

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. 311 on the Plan of West Meade Farms, Inc., Section "L" as of record in Book 2133, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe H. Hancock, Jr. and wife, Sara B. Hancock by deed from Paul D. Baker and wife, Marjorie B. Baker of record in Book 4709, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of Record in Book 2133, page 53, said Register's Office, showing an Owners Certificate, an 85 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is ( ) unimproved (X) improved property, known as 6224 Brownlee Drive (House Number) (Street) Nashville, (P. O. Address) (City or Town) Tn. 37205 (Postal Zip)

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 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.

Witness our hand s this 15th day of May, 19 86

Joe H. Hancock, Jr.

Sara B. Hancock

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe H. Hancock, Jr. and Sara B. Hancock

the bargainors, 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 official seal at Nashville Tennessee, this 15th day of May 19 86.

Commission Expires 7/17/88

June E. Atkinson Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOE H. HANCOCK, JR. ET UX

TO

DAVID M. ROWE ET UX

0 1 0 3 5

IDENTIFICATION

MAY 15 12 34 PM '86

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6857 PAGE 681

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
			140000.00-	CAMT.
			364.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 370.50-
			4423A05/15/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01059

IDENTIFICATION REFERENCE

MAY 15 12 34 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 248239