Bk 89

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

ADDRESS NEW OWNER:

James A. Terrell, et al
P.O. Box 128
Brentwood, TN. 37027

SEND TAX BILLS TO:

Metropolitan Federal
P. O. Box 110250
Nashville, TN 37211

MAP-PARCEL NUMBERS:

5DU 33595 160-10-1
5DU 33596 160-10-2
5DU 33597 160-10-3
5DU 33598 160-10-4

WARRANTY DEED

BOOK 6899 PAGE 955

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,

Percy Wilkins, Jr. and wife, Virginia R. Wilkins

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James A. Terrell and wife, Pamela P. Terrell and Houston G. Little, Jr., and wife Betty C. Little 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 Numbers 1, 2, 3, and 4 on the plan of Brook View Estates, Section 1 of record in Book 4460, Page 103, Register's Office for said County to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to the Grantor by Deed from Gary L. Morgan and wife of record in Book 5111, Page 755, Register's Office for Davidson County, Tennessee.

Part of the consideration for this conveyance is the agreement of the Grantee to assume the balance due on a note secured by a Deed of Trust of record in Book 4929, Page 299, said Register's Office.

This conveyance is subject to restrictive covenants in Book 4636, Page 317, and those matters shown on the referenced subdivision plan.

15057

IDENTIFICATION REFERENCE

JUN 27 10 24 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 600, 602, 604, 606, 608, 610, 612 and 614 Benzing Road, Antioch, Tennessee 37013.

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 24th day of June, 1986.

Percy Wilkins, Jr.

Virginia R. Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 19 86, before me personally appeared Percy Wilkins, Jr., and wife, Virginia R. Wilkins, 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 they executed the same as their free act and deed.

Notary Public

My Commission Expires: 4-2-90

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6899 PAGE 936

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 $ 216,000.00

James A. Terrell
Affiant

Subscribed and sworn to before me, this the 24th day of June, 19 86.

My Commission Expires: 4-2-90

Notary Public

WARRANTY DEED

from:

Percy Wilkins, Jr. and wife Virginia R. Wilkins

to:

James A. Terrell and wife Pamela P. Terrell

and

Houston G. Little, Jr. and wife Betty C. Little

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6899 PAGE 997

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
			216000.00- CAPT.	
			561.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 568.10-	
0853A 06/27/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15057

IDENTIFICATION REFERENCE

JUN 27 10 24 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 264315