file box 8/jcb

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

ADDRESS NEW OWNER:
James M. Sherwin
108 Eller Court
Nashville, TN. 37221

MORTGAGEE:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
MAP 141-12-B
PARCEL 76
9D-79097

**WARRANTY DEED**

BOOK 6908 PAGE 454

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, William L. Linn, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Sherwin and wife, Beverly Jean Sherwin 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. 71 on the plan of Southampton, Phase IV, of record in Book 6250, page 565, Register's Office for said County.

SAID Lot No. 71 fronts 41.94 feet on the westerly margin of Eller Court and extends back 145.00 feet on the northeasterly line and 158.09 feet on the southeasterly line to a dead line in the rear, measuring 192.08 feet thereon.

Being the same property conveyed to William L. Linn by deed from Joseph L. Lackey, Jr., Trustee of record in Book 6799, page 51, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6110, page 450, Book 6231, page 63, Book 6624, page 569, said Register's Office, and to the matters set forth in the above referenced plan of record.

17419

IDENTIFICATION REFERENCE

JUL 3 2 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 108 Eller Court, Nashville, TN. 37221.

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 2nd day of July, 19 86

William L. Linn

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 2nd day of July, 19 86 before me personally appeared William L. Linn, unmarried, 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 his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6908 PAGE 455

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 $ 122,773.85.

James M. Sherwin
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

**WARRANTY DEED**

from:
William L. Linn, unmarried

to:
James M. Sherwin and wife, Beverly Jean Sherwin

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

TN-25301

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

RECEIVED OF _____

FOR BOOK 6908 PAGE 456

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

128773.85- CONT.
343.84 CO TAX
.50 PRFEE
6.00 MORT
CHECK 350.34-
3577A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17411.9

IDENTIF. REFERENCE

JUL 3 2 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267034