BOOK 6984 PAGE 188

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Deborah Herald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 86

Notary Public

MY COMMISSION EXPIRES: 3-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Herald (NAME)	(NAME)	MAP 65-9
4892 Whittier Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	PARCEL 78
Old Hickory, Tenn. 37138 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	4D-60246

FOR AND 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, Kenneth L. Francis and wife, Kathi Francis and Keith S. Francis and wife, Nanette Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Herald, unmarried

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. 112 on the Plan of Sherwood Forest, Section 3, of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 112 fronts the northwesterly margin of Whittier Drive 72 feet and runs back between line which measures 128.40 feet on the south- westerly margin, 180.62 feet on the northeasterly margin, to a line in the rear on which it measures 91.47 feet.

Being the same property conveyed to Thomas H. Watts by deed of record in Book 5578, page 481, Register's Office for Davidson County, Tennessee. The said Thomas H. Watts having since deceased and leaving said property to Kenneth L. Francis and Keith S. Francis by Will of record in Will Book 134, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4593, page 690; Book 4482, page 427; and Book 4465, page 184 Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 4892 Whittier Drive, Old Hickory, Tenn. 37138
(House Number) (Street) (P.O. Address) (City or Town) (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 16th day of September, 19 86

Kenneth L. Francis
Kenneth L. Francis

Kathi Francis
Kathi Francis
by Kenneth L. Francis
her attorney in fact

Keith S. Francis
Keith S. Francis
by Kenneth L. Francis his attorney in fact

Nanette Francis
Nanette Francis
by Kenneth L. Francis
her attorney in fact

FILED BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Kenneth L. Francis ~~and Keith S. Francis~~, a Notary Public in and for said County and State, the within named

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 19 86

Commission expires 7-18-87

Judy Bissell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of September, 1986, before me personally appeared Kenneth L. Frances to me known to be the person who executed the foregoing instrument on behalf of Keith S. Francis and who acknowledged that he executed the same as the free act and deed of the said Keith S. Francis, by virtue of that Power of Attorney, duly executed by the said Keith S. Francis and appearing of record in Book 6984, Page 182, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1986.

My Commission Expires: 7-18-87

Judy Bissell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of September, 1986, before me personally appeared Kenneth L. Frances to me known to be the person who executed the foregoing instrument on behalf of Nanette Francis and who acknowledged that he executed the same as the free act and deed of the said Nanette Francis, by virtue of that Power of Attorney, duly executed by the said Nanette Francis and appearing of record in Book 6984, Page 184, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1986.

My Commission Expires: 7-18-87

Judy Bissell
Notary Public

WARRANTY DEED

FROM
Kenneth L. Francis and Keith

TO
~~Deborah Herald, unmarried~~

RETURN TO:
SOUTHERN ESCROW COMP
1187 Vultee Boulevard
Nashville, Tennessee 37217

SEP 19 8 10 AM '86
DAVIDSON COUNTY, TN
FELIX Z. WILSON II REGISTER

IDENTIFICATION REFERENCE
EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

43956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of September, 1986, before me personally appeared Kenneth L. Francis to me known to be the person who executed the foregoing instrument on behalf of Kathi Francis and who acknowledged that he executed the same as the free act and deed of the said Kathi Francis, by virtue of that Power of Attorney, duly executed by the said Kathi Francis and appearing of record in Book 6984, Page 186, respectively, of the Register's Office for Davidson County, Tennessee

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1986.

My Commission Expires: 7-18-87

Judy Bissell
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6984 PAGE 190

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

500CC.00- CAMT.
140.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.50-
4086A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43956 IDENTIFICATION REFERENCE Sep 19 8 10 AM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 296850