BOOK 6985 PAGE 354 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~XXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,450.00

James D. Rowland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-[illegible]

(AFFIX SEAL)

file # 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Rowland (NAME)	Tennessee Housing Development (NAME)	Part of 145 Parcel 19
Lot 1 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	706 Church Street, Suite 328 (STREET ADDRESS)	162-01 Parcel 91
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	162 Parcel 001

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, W.L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Rowland, 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:

BEING Lot No. 1 of Hickory Glade, Phase I, as of record in Book 6250, pages 888 and 889, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W.L. Bainbridge, Inc. by deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6793, Page 795, Register's Office, Davidson County, Tennessee. By deed from H.L. Kieffer of record in Book 6707, page 753, Register's Office, Davidson County and by deed from Roy E. Nelson and wife, Margaret L. Nelson of record in Book 6707, page 744, Register's Office Davidson County.

Subject to restrictions of record in Book 6824, page 929 and as amended in Book 6824, page 952, Book 6988, page 896 and in Book 6898, pages 919 and 920 said Register's Office.

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

44381

IDENTIFICATION REFERENCE

SEP 19 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved (X) property, known as Lot 1 Tusculum Road, Nashville, TN 37211
(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 his hand this 30th day of July, 19 86

W.L. Bainbridge, Inc.
By: W.L. Bainbridge
W.L. Bainbridge, President

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.L. Bainbridge, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July 19 86

Commission expires 1-10-87

N Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.L. Bainbridge and with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the President and respectively of the W.L. Bainbridge Inc. the within named bargainor, a corporation, and that ~~(he)~~ as such President and ~~(they)~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W.L. Bainbridge as such President, and attesting the same by the said W.L. Bainbridge as such President.

Witness my hand and official seal at office at Brentwood on this the 30th day of July, 19 86

My commission ~~expires~~ 1-10-87

N Eddie Montgomery
Notary Public

WARRANTY DEED

FROM
W.L. Bainbridge, Inc.

TO
James D. Rowland, unmarried

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

57450.00- CAMT.
160.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.22-
4638A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 3 8 I

IDENTIFICATION REFERENCE

SEP 19 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297297