Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jerry N. Latham, et ux	Mortgagee:	
102 Edgebrook Road	William Thomas Furlough, et ux	
Goodlettsville, TN 37072	c/o Homer R. Ayers	Map 33-11
	Attorney at Law	Parcel 004.00
	100 Long Hollow Pike	Field Book
	Goodlettsville, TN 37072	No.11D38620

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM THOMAS FURLOUGH and wife, MARY M. FURLOUGH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JERRY N. LATHAM and wife, DONNA M. LATHAM, hereinafter referred to as 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. 43 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Edgebrook Road, the common corner of Lots 42 and 43; thence with the line between said lots, northwardly 230.23 feet to a point, a corner of Lot 44; thence with the line between Lots 43 and 44, northwestwardly 122.54 feet to a point in the southeasterly margin of Agee Road; thence with the margin of the same, southwestwardly 103.19 feet to a point and leaving said margin, southwestwardly 72.43 feet to a point in the northeasterly margin of Northbrook Road; thence with the margin of the same, southwestwardly 205.25 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 36.32 feet to a point in the northerly margin of Edgebrook Road; thence with the margin of the same, eastwardly 119.3 feet to the point of beginning.

BEING the same property conveyed to William Thomas Furlough and wife, Mary M. Furlough by deed from Clarence Maxwell Sudekum and wife, Elizabeth Dean Sudekum, by deed of record in Book 4169, page 759, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictive Covenants contained in an Instrument of record in Book 3313, page 396, as amended by Instrument of record in Book 3315, page 571,

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS.

Register's Office for Davidson County, Tennessee. This conveyance is further made subject to a 100 foot minimum building setback line from Edgebrook Road, a 60 foot minimum building setback line from Northbrook Road, a 40 foot minimum building setback line from Agee Road and a 1.5 foot by 20 foot utility anchor easement located on the northeast corner of said lot and a 5 foot by 30 foot anchor easement located on the northwest portion of said lot, all as shown on the plat of record in Plat Book 3300, page 32, said Register's Office.

This is improved property known as 102 Edgebrook Road, Goodlettsville, Tennessee 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 24th day of September, 1986.

WILLIAM THOMAS FURLOUGH

MARY M. FURLOUGH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS FURLOUGH and wife, MARY M. FURLOUGH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of September, 1986.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Jerry M. Latham
Affiant

Sworn to and subscribed before me, this the 24th of September, 1986.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/31/89

46933

IDENTIFICATION

SEP 29 8 37 AM '86

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

RECEIVED OF _____

FOR _____

BOOK 6992 PAGE 564

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

72000.00 CAMT
201.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 211.10
7466A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46933

IDENTIFICATION REFERENCE

SEP 29 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300151