FROM:

TO:

Mail

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

BOOK 7026 PAGE 88

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Linda M. King & Michael J. Harris 5505 Eulala Drive Nashville, TN. 37211	Singleton Mtg. Corp. 6263 Poplar Ave Memphis, TN. 38119	Map 162-9-111 5DH-73000

Mortgagee: LINDA M. KING AND MICHAEL J. HARRIS

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **KATHY JILL ABRAMS**, a single person, have this day bargained and sold and do hereby transfer and convey unto **LINDA M. KING, SINGLE AND MICHAEL J. HARRIS, SINGLE**, their heirs and assigns, the following described tract or parcel of land lying, located and being in the First Civil District of Davidson County, TN, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14-B of Zone-Lot Division Lots 10 thru 14 on the Plan of Hickory View, Section Two, as of record in Book 5800, page 294, Register's Office for said County.

Said Lot No. 14-B fronts 45.17 feet on the westerly side of Eulala Drive and extends back 125.95 feet on the northerly line and 137.01 feet on the southerly line to a line in the rear measuring 36.00 feet thereon., according to survey of Campbell Surveyors, dated September 22, 1986.
Being the same property conveyed to Kathy Jill Abrams, unmarried, by Quitclaim Deed from Timothy Ray Abrams, unmarried of record in Book 6716, page 745, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Linda M. King and Michael J. Harris, their heirs and assigns, forever.

AND I COVENANT with the said Linda M. KIng and Michael J. Harris that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Any property taxes owing on the said property are a lien until paid.
2. Restrictive covenants contained in instrument of record in Book 6163, page 716, said Register's Office.
3. The plan of record in Book 5800, page 294, said Register's Office, shows an owner's certificate, a 20-foot minimum building setback line from Eulala Drive, and a 10-foot easement for public utilities and drainage easement purposed along the northern most and rear property lines of said lot.

4. Terms and conditions of Metro Ordinace #082-943 and as amended by Metro Ordinance #082-987.

AND I DO FURTHER COVENANT and bind myself, my heirs and representative to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 29th day of October, 1986.

Kathy Jill Abrams

KATHY JILL ABRAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Jill Abrams, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, on this the 29th day of October, 1986.

Thom A

Notary Public

My Commission Expires: 6/1/87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $41,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda M King

Affiant

Sworn to and subscribed before me this 29th day of October, 1986.

Thom A

Notary Public

My Commission Expires: 6/1/87

58486

IDENTIFICATION REFERENCE

Oct 31 10 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

41500.00- CAMT.
116.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.70-
0616A10/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 4 8 6

IDENTIFICATION REFERENCE

Oct 31 10 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06717