BOOK 7030 PAGE 680

ROLLING MEADOWS TOWNHOMES
WARRANTY DEED

59956

FROM: CORSON DEVELOPMENT, INC.

TO: HELEN H. SAWYERS AND
ALSIE T. HOOVER

B4135

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

Nov 4 2 22 PM '86
RY. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helen H. Sawyers & Alsie T. Hoover | First Investment Co. | 33-4-A 53 |
| (NAME) | (NAME) | |
| 53 Rolling Meadows Drive | P.O. Box 749 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tennessee 37072 | Columbus, Ohio 43216 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,500.

Alsie T. Hoover
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1986.

My commission expires: 7-17-88

Laura S. Kelley
(Affix seal) Notary Public

NOTARY PUBLIC

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by HELEN H. SAWYERS AND ALSIE T. HOOVER, ["Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, CORSON DEVELOPMENT, INC., a Tennessee corporation, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, HELEN H. SAWYERS AND ALSIE T. HOOVER, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 53 as shown on the Plat of Rolling Meadows, Section III, of record in Book 6250, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6980, Page 188, said Register's Office.
>
> Being part of the same property conveyed to Grantor of record in Deed Book 6338, Page 431, said Register's Office.
>
> The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, and its attendant By-Laws, as amended in Book 6980, Page 188, said Register's Office.

Further, this conveyance is given subject to:

1. 1986 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

This is improved property, known as 53 Rolling Meadows Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said HELEN H. SAWYERS AND ALSIE T. HOOVER, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 31st day of October, 1986.

CORSON DEVELOPMENT, INC.

By: William D. Hagewood
William D. Hagewood, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William D. Hagewood, Secretary of CORSON DEVELOPMENT, INC., (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 31st day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 17, 1987.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7030 PAGE 682

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

74500.00- CONT.
208.60 CO TAX
.50 REC'D
6.00 WD FEE
CHECK 215.10-
207:A1 1/04/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

599556

IDENTIFICATION REFERENCE

NOV 4 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 08341