16

WARRANTY DEED

FROM: ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL

BOOK 7079 PAGE 233

TO: LAURA L. DUNBAR

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		To Be Assigned
Laura L. Dunbar	SAME	
(NAME)	(NAME)	
C/O A. HARRISON JOHNSON, JR.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
13th FL. L&C TOWER		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	
NASH TN 37219		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.

Laura L. Dunbar
Affiant

Subscribed and sworn to before me this the 18th day of December, 1986.

My commission expires: 7-18-87
(Affix seal) 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 LAURA L. DUNBAR, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, LAURA L. DUNBAR, her heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot No. 4 as shown on Plat of Radnor Trace Estates of record in Book 6900, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Roy Christopher Magill and wife, Linda C. Magill, by deeds of record in Book 6810, Page 514, as re-recorded in Book 7034, Page 887, and re-re-recorded in Book 7067, Page 419, 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.

This conveyance is given subject to the terms, covenants and conditions of a certain "Contract For Sale of Real Estate" by and between Grantors and Grantee wherein Grantors agreed to sell the real estate and Grantee agreed to purchase the real estate; a copy is available for examination at the offices of Grantors, and Grantee. Such Contract For Sale of Real Estate is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. Declaration of Restrictive Covenants of record in Book 7067, Page 429, Register's Office for Davidson County, Tennessee. BOOK 7079 PAGE 253

2. Roadway Maintenance Agreement of Sky Knob Drive Association of record in Book 7067, Page 422, said Register's Office.

3. Title to that portion of the premises that falls within the boundaries of Sky Knob Drive.

4. Restrictive Covenants of record in Book 1153, Page 580, said Register's Office.

5. Easement for water main of record in Book 460, Page 172, said Register's Office.

6. Dedication of access easement of record in Book 5170, Page 144, Register's Office for Davidson County, Tennessee, and by Plat of record in Book 6900, Page 134, said Register's Office.

7. All matters showing on Plan of record in Book 6900, Pages 134 and 135, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said LAURA L. DUNBAR, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said LAURA L. DUNBAR, her heirs and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 18TH day of December, 1986.

ROY CHRISTOPHER MAGILL

LINDA C. MAGILL

MELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN DEC 23 1 03 PM '86 IDENTIFICATION REFERENCE 75981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: December 18, 1987

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

[illegible] .00 [illegible]
483.00 [illegible]
.50 PRFEE
6.00 MTG
CHECK 486.50
05[illegible] 12/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7598 I

IDENTIFICATION REFERENCE

Dec 23 | 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26271