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BOOK 7102 PAGE 305

FROM: WILLIAMSON COUNTY BANK

TO: HOWARD R. WARREN

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

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Howard R. Warren etux	First Tennessee Bank National Association	149-5-7
315 Charmaine Court	P.O. Box 1000, Dept. 47	Field Book No
Nashville, Tn.	Memphis, TN 38148	2DU-63224

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, **WILLIAMSON COUNTY BANK**, has this day bargained and sold and do hereby transfer and convey unto **HOWARD R. WARREN** heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

BEING Lot No. 116 on the Plan of Barclay Square, Section II, of record in Book 4660, page 124, said Register's Office of Davidson County, Tennessee.

SAID Lot 116 fronts 36.73 feet on the west margin of Charmaine Court and extends back 173.21 feet on the northeast line and 111.53 feet on the south line to a line on the rear on which it measures 149.66 feet.

Being the same property conveyed to Williamson County Bank by Quitclaim Deed from Robert Phillip Burton and wife, Jacqueline L. Burton of record in Book 7014, page 938, 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 Grantees, their heirs and assigns, forever.

AND WILLIAMSON COUNTY BANK COVENANTS with the said Grantees that it is 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 4847, page 830, said Register's Office.
3. The Plan of record in Book 4660, page 124, said Register's Officeshows an owner's certificate, a 30-foot minimum building setback line from Charmaine Court and a 10-foot easement for public utilities and Drainage purposes along the northeast and west lines of said lot.
4. A 2.5 X 2.5-foot utility anchor easement located on the northeast corner of said lot.
5. Easement for 20-foot public utility and Drainage easement across the Northerly portion of said lot.

6. Applicable building and zoning regulations.

7. Such state of facts as an accurate survey would disclose.

8. All existing highway, roadways, and utility easements.

AND WILLIAMSON COUNTY BANK DOES FURTHER COVENANT and bind itself and representatives, 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 6th day of January, 1987.

Attested to by:
Thomas Butler Pres.

WILLIAMSON COUNTY BANK
BY: John Flaugher
Exec Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the afore mentioned State, appeared John T. Flaugher, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Executive Vice President of Williamson County Bank, the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said John T. Flaugher as Executive Vice Pres. of Williamson County Bank.

Witness my hand and official seal at Franklin, Tennessee, on this the 6th day of January, 1987.

Notary Public

My Commission Expires: 1/26/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 58,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Howard R Warren
Affiant

Sworn to and subscribed before me this 6th day of January, 1987.

Notary Public

My Commission Expires: Nov 1, 1987

JAN 9 11 05 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

82067

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

RECEIVED OF _____

FOR _____

BOOK 7102 PAGE 307

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
			58000.00- CAMT.	
			164.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 171.14-	
7313AD 1/09/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82067

IDENTIFI REFERENCE

JAN 9 11 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32905