Box 18
(1) SF

JFBK00024 01/12/87 jj

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 7108 PAGE 591

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
(Send Tax Bills To)		
Felix R. Dowsley, III and wife Allison S. Dowsley 757 West Meade Drive Nashville, TN 37205	Merchants State Bank P. O. Box 308 Humboldt, TN 38343	115-7-46

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, John L. Hereford and wife, Jean A. Hereford ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Felix R. Dowsley, III and wife, Allison S. Dowsley ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28, West Meade Estates, Section Four, as of record in Book 3300, page 61, Register's Office for said County.

Said Lot No. 28 fronts 98 feet on the southwesterly side of West Meade Drive and extends back 413.6 feet on the northwesterly line and 353.7 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 188.7 feet thereon.

Being the same property conveyed to Grantors by deed dated August 4, 1975 from Wendell D. Deal and wife, June C. Deal of record in Book 4938, page 408, and by deed of correction in Book 4993, page 576, said Register's Office.

This is improved property known as 757 West Meade Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Restrictive covenants contained in instrument of record in Book 3399, page 272 amended in Book 3460, page 419, Book 3462, page 281, and Book 4503, page 111, said Register's Office.

2. The Plan of record in Book 3300, page 61, said Register's Office, shows an Owners Certificate, a 200 foot minimum building setback line from West Meade Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot.

3. Easement for sewer and/or storm drainage of record in Book 4799, page 240, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of January, 1987.

John L. Hereford

Jean A. Hereford

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John L. Hereford and wife, Jean A. Hereford, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of January, 1987.

Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7108 PAGE 593

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $120,000.00.

Affiant

Sworn to and subscribed before me this 15 day of January, 1987.

Notary Public

My Commission Expires:

2-27-87

84266

IDENTIFICATION REFERENCE

JAN 15 1 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7108 PAGE 594

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] CAMT.	
			336.00 CSTAX	
			.50 PRFE	
			9.00 WDEED	
			CHECK	345.50
			9781A01 1/15/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84266

IDENTIFICATION REFERENCE

JAN 15 1 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 35387