Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 7117 PAGE 893

ADDRESS NEW OWNER:
DYNITE D. BILLINGSLEA
4736 Cascade Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Third National Mortgage
P. O. Box 2628
Nashville, Tennessee 37219

MAP AND PARCEL:
Map 64-16
Parcel 7.00
04D-60484

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption of an outstanding mortgage indebtedness, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ANDREW R. RUTLEDGE and wife, SHERRIE S. RUTLEDGE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DYNITE D. BILLINGSLEA**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 270-A, Zone Lot Division, Lot No. 270, Sherwood Forest, Section Four, as of record in Plat Book 5190, page 757, amending Plat Book 4460, page 182, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Andrew R. Rutledge by deed from Charles S. Holladay and wife, Carol R. Holladay, as of record in Book 6460, page 107, Register's Office for Davidson County, Tennessee, and also being the same property quitclaimed to Andrew R. Rutledge by deed dated December 21, 1984, from Sandra C. Rutledge, of record in Book 6460, page 110, said Register's Office.

This is improved property known as 4736 Cascade Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, and in Book 6117, page 543, said Register's Office, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 5190, page 757, said Register's Office, including a 30 foot minimum building setback line from Cascade Drive, an easement for public utilities and drainage along the rear line of the lot, and a 7.5 foot easement for drainage along the southerly line of said property. Real property taxes for 1987 have been settled between the parties and will be paid by Grantee.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay that certain first mortgage indebtedness in favor of Third National Mortgage, as of record in Book 6978, page 197, said Register's Office. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DYNITE D. BILLINGSLEA, her her and assigns, forever; and we, ANDREW R. RUTLEDGE and wife, SHERRIE S. RUTLEDGE do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of January, 1987.

Andrew R Rutledge
ANDREW R. RUTLEDGE

Sherrie S. Rutledge
SHERRIE S. RUTLEDGE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ANDREW R. RUTLEDGE and wife, SHERRIE S. RUTLEDGE, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of January, 1987.

Patricia M. Gwinn
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $58,821.10.

Dynite D. Billingslea 1/23/87
AFFIANT

Subscribed and sworn to before me
this 23rd day of January, 1987.

Patricia M. Gwinn
NOTARY PUBLIC
My Commission Expires: 4-2-89

FILED FOR RECORD AND RECORDED IN WILSON COUNTY, TN
JAN 27 10 03 AM '87
REGISTER

IDENTIFICATION REFERENCE
87352

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

50[illegible]- CAMT.
164.[illegible]4 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 171.14-
0314301/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 3 5 2

IDENTIFICATION REFERENCE

JAN 27 10 03 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 38829