BOOK 7144 PAGE 760

Address New Owner:	Send Tax Bills To:	Map/Parcel
Erika Florence Law	Same	Map 44-5
418 Rayon Dr.		Par 179
Old Hickory, Tn. 37138		4D-36395

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, LYNDAL ROBERTS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said ERIKA FLORENCE LAW, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northwesterly 45 feet of Lot No. 15 on the Plan of Hadley Subdivision, of record in Book 547, page 125, Register's Office for Davidson County, Tennessee.

Said northwesterly 45 feet of Lot No. 15 fronts 45 feet on the westerly margin of Rayon Drive, formerly Robinson Avenue, and extends back between parallel lines, 141 fet to an alley.

Being part of the same property conveyed to Lyndal Roberts by deed from Sunbelt Real Estate Investments, Inc. of record in Book 7002, page 354, Register's Office for Davidson County, Tennessee.

Margaret Roberts, wife of Lyndal Roberts, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Lyndal Roberts, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 547, Page 125, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 418 Rayon Drive, Old Hickory, Tennessee. The Contract of Sale shall survive the closing.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ERIKA FLORENCE LAW, her heirs, and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered, except for deed of trust of record in Book 5038, Page 422, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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

WITNESS our hands on this 20th day of February, 1987.

02/24 104.50 TRSF

Lyndal Roberts
LYNDAL ROBERTS

Margaret Roberts
MARGARET ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

x Debra Florence Roberts
AFFIANT

Sworn to and subscribed before me this 20TH day of February, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNDAL ROBERTS and wife, MARGARET ROBERTS, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20TH day of February, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

9648 1:

IDENTIFT REFERENCE

FEB 24 8 05 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7144 PAGE 762

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] CMIT.
[illegible] CSTAX
[illegible]
[illegible]
CHECK [illegible]
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:64 8:1

IDENTIFI REFERENCE

FEB 24 8 05 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 48825