FROM:

TO:

MORGAGEE:

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

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Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Charles D Luckado	Thomas Fox Trust	50D-39-53
5504 Eulala Dr	125 Franklin Rd	
Nashville TN 37211	Brentwood TN 37027	

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, I, **Becky H. Denson,** have this day bargained and sold and do hereby transfer and convey unto **Charles D. Luckado,** his heirs and assigns, the following described tract or parcel of land lying, located and being in the County of Davidson, TN, and more particularly described as follows:

> LAND in Davidson County, TN, being Lot No. 122-A on the Plan of the Zone - Lot Division of Lots 122, 123 and 124 of Hickory View, Section Two, as of record in Book 5800, page 282, RODC, TN, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Becky H. Denson (single) by deed of record in Book 6166, page 53, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am 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. Taxes for the year 1986 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantor paying her pro rata part of said taxes to grantee, who will be responsible for payment of 1987 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 6154, page 963, RODC, TN.

3. Applicable building and zoning regulations.

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

5. All existing highway, roadway and utility easements.

6. Matters in Plat Book 5800, page 282, RODC, TN, which may affect property.

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AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 28 day of Feb, 1987.

Becky H. Denson
BECKY H. DENSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Thomas N Jones, a Notary Public in and for said County and State, Becky H. Denson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tn. on this the 28 day of Feb, 1987.

Thomas N Jones
NOTARY PUBLIC

My Commission Expires: 6/1/87

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 38800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 28 day of Feb, 1987.

Notary Public

My Commission Expires: 6/1/87

0177.1

IDENTIFICATION REFERENCE

MAR 9 2 17 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 _____

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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

38.[illegible] CONT.
100.64 RSTAX
.50 [illegible]
6.00 WRTTN
CHECK 115.14-
9404x03/09/87 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 7 7 1.

IDENTIFICATION REFERENCE

MAR 9 2 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54673