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:
Becky Hill Denson	Grantors	5DD-2033
301 Willard Dr	125 Franklin Road	
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, we, **Patrick Allen Willie and wife, Kathryn Lynn Willie,** have this day bargaine and sold and do hereby transfer and convey unto **Becky Hill Denson,** her 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, to-wit:

> LAND in Davidson County, TN being Lot No. 63 on the Plan of Haywood Acres, Section One, as of record in Book 2900, page 17, RODC, TN, more particularly described as follows: BEGINNING at a point in the southerly margin of Willard Drive, the common front corner of Lots Nos. 62 and 63 on said plan; thence southwestwardly 231.8 ft. to a point; thence eastwardly 193.8 ft. to a point in the west margin of Margo Lane; thence northeastwardly along said Margo Lane 196.95 ft. to a point which is the beginning of a curve; thence around said curve 39.27 ft. to the southerly margin of Willard Drive; thence westwardly 150 ft. to the point of beginning.
>
> BEING the same property conveyed to Patrick Allen Willie and wife, Kathryn Lynn Willie by deed of record in Book 5612, page 613, RODC, TN.

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

AND WE COVENANT with the said Grantee that we are 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 1987 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their 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 2928, page 183, 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 2900, page 17, RODC, TN, which may affect property.

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AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 28 day of Feb., 1987.

03363

IDENTIFICATION REFERENCE

FILED MAR 12 1 55 PM '87

W.A.Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Patrick Allen Willie
PATRICK ALLEN WILLIE

Kathryn Lynn Willie
KATHRYN LYNN WILLIE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Thomas N Jones, a Notary Public in and for said County and State, Patrick Allen Willie and wife, Kathryn Lynn Willie, 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 foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE

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 $ 69000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Becky H. Denson
Affiant

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

Notary Public

THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 6/1/87

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033663

IDENTIFICATION REFERENCE

MAR 12 1 55 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56868