RUSH

MAR 17 12 53 PM '87

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THIS INSTRUMENT PREPARED FROM DOCUMENTS AND INFORMATION PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Roy A. Williams, Sr.
5229 JOHN HAGER RD.
HERM. TN. 37076

MORTGAGEE:
Metropolitan Federal S & L
230 4th Avenue North
Nashville, TN 37219

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
98 Par 71.1a

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James L. Robinson and wife, Sybil B. Robinson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roy A. Williams, Sr.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, described according to a Boundary Survey for James L. Robinson, et ux by Raymond E. Binkley, dated February 9, 1987, as follows:

Said tract begins at an iron pin in the southerly margin of John Hager Road, said point being the northwest corner of this tract and the northeast corner of the Sybil M. Robinson property of record in Book 6475, page 586, Register's Office for said County; thence leaving the southerly margin of John Hager Road and running S 2° 01' E 632.0 feet to an iron pin, said point being the southwest corner of this tract; thence S 83° 28' E 298.40 feet to an iron pin in the westerly margin of Earhart Road, said point being the southeast corner of this tract; thence running with a left-hand curve of Earhart Road having a radius of 497.71 feet a distance of 251.19 feet to an iron pin; thence continuing with the westerly margin of Earhart Road N 8° 32' W 408.0 feet to an iron pin at the point where the westerly margin of Earhart Road intersects with the southerly margin of John Hager Road; thence with the southerly margin of John Hager Road N 87° 00' W 284.20 feet to the point of beginning.

Being the same property conveyed to James L. Robinson and wife, Sybil B. Robinson by deed of record in Book 4698, page 555, Register's Office for Davidson County, Tennessee.

This is improved property known as John Hager Road, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of March, 1987.

James L. Robinson
JAMES L. ROBINSON

Sybil B. Robinson
SYBIL B. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James L. Robinson and wife, Sybil B. Robinson,** 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 Nashville, Tennessee, this the 17th day of March, 1987.

Anita Robinson
NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

James L. Robinson
AFFIANT

Subscribed and sworn to before me this 17th day of March, 1987.

Anita Robinson
NOTARY PUBLIC

My Commission Expires: 9-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 733

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] C- CAMT.
308.00 CSTAX
.50 PRFEE
6.00 MOR TD
CHECK 314.50-
2043A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047,52

IDENTIFICATION REFERENCE

MAR 17 12 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57944