File Box 38
#5712

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7172 PAGE 481

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD G. COURTNEY (NAME)	Freeman Webb Mortgage (NAME)	Map 130-5
133 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 120718 (STREET ADDRESS)	Parcel 99
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	FB# 7DZ-32500

FOR AND IN CONSIDERATION OF THE SUM 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, CLAUDE BENNETT TARLETON, JR. and wife, VICTORIA SMITH TARLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. COURTNEY and wife, VICTORIA M. COURTNEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 Block F on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks E, F, G, H & R, as of record in Plat Book 1130, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Claude Bennett Tarleton, Jr. and wife, Victoria Smith Tarleton by deed from Juanita M. Allen, a widow of record in Book 6277, page 93, said Register's Office.

This conveyance is subject to: (1) 1987 Taxes which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the plan of record in Plat Book 1130, page 72, said Register's Office.

05208

IDENTIFICATION REFERENCE

MAR 18 1 21 PM '87

FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 133 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of March, 19 87.

Claude Bennett Tarleton, Jr.
~~CLAUDE~~ BENNETT TARLETON, JR.

Victoria Smith Tarleton
VICTORIA SMITH TARLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE BENNETT TARLETON, JR. and wife, VICTORIA SMITH TARLETON

the bargainor s, 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 Nashville, Tennessee, this 12th day of March, 1987.

My commission expires 5/13/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Richard G Courtney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 1987.

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM: CLAUDE BENNETT TARLETON, JR. and wife, VICTORIA SMITH TARLETON

TO: RICHARD G. COURTNEY and wife, VICTORIA M. COURTNEY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
239 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			1260. • 0- CAMT.	
			352.80 COTAX	
			.50 [illegible]	
			6.00 MTF D	
			CHECK	359.30-
			3327A05/10/87 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05208

IDENTIFICATION REFERENCE

Mar 18 1 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58418