Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

**ADDRESS NEW OWNER:**
H. Naill Falls, Jr.
2115 32nd Ave. So.
Nashville, Tn. 37212

**MORTGAGEE:**
Bailey Mortgage Company

200 S. Lamar
Jackson, MS. 39215-1389

**MAP-PARCEL NUMBERS:**
MAP 104-10
PARCEL 257
26W-06424

**WARRANTY DEED**

BOOK 7175 PAGE 341

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leontine Fort Linton and Cornelia Fort Linton and MacRae Fort Linton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. Naill Falls, Jr. hereinafter called the Grantee, Grantee's 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. 3-A on the plan of Zone Lot Division of Lots 3 & 4 on the plan of First Revision of Westview of record in Book 5800, page 393, and amended in Book 5200, page 743, Register's Office for said County.

SAID Lot No. 3-A fronts 35.15 feet on the westerly margin of 32nd Avenue South and extends back 175.00 feet on the northerly line and 175.00 feet on the southerly line to a dead line in the rear, measuring 35.95 feet thereon.

Being the same property conveyed to Leontine Fort Linton, Cornelia Fort Linton, and Macrae Fort Linton by deed from Tillium Pastures, a Tennessee Limited Partnership of record in Book 6628, page 266, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6271, page 385, Book 6271, page 402, Book 7046, page 560, Book 1759, page 605, Book 1914, page 528, said Register's Office, and to the matters set forth in the above referenced plan of record.

0 6 1 7 6

IDENTIFICATION REFERENCE

MAR 20 10 18 AM '87

FELIX Z. WILSON II: REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2115 32nd Ave. So., Nashville, Tn. 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of March, 19 87.

Cornelia Fort Linton

Leontine Fort Linton

MacRae Fort Linton

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 18th day of March, 1987, before me personally appeared Leontine Fort Linton and Cornelia Fort Linton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 6, 1987

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7175 PAGE 342

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

170,000.00

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

H. Naill Falls II
Affiant

Subscribed and sworn to before me, this the 18th day of March, 19 87.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 1987, before me personally appeared MacRae Fort Linton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Peter L. Temple
Notary Public

My Commission expires:
January 28, 1990

**WARRANTY DEED**

from:
Leontine Fort Linton and Cornelia Fort Linton and Macrae Fort Linton

to:
H. Naill Falls, Jr.

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26348

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

RECEIVED OF _____

FOR _____

BOOK 7175 PAGE 343

| | | |
|---|---|---|
| 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]0- CAMT.
476.00 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK 492.50-
439[illegible]/87 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

06176

IDENTIFI REFERENCE

MAR 20 10 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 59469