Mail

BOOK 7206 PAGE 877

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

WILLIAM D. KINSLOW, JR., ET UX,
DEBRA D. KINSLOW
792 OLD DICKERSON ROAD
GOODLETTSVILLE, TENNESSEE 37072

MORTGAGEE(S):

FIRST INVESTMENT COMPANY
4300 E. BROAD STREET
POST OFFICE BOX 749
COLUMBUS, OHIO 43216-0749

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
4300 E. BROAD STREET
POST OFFICE BOX 749
COLUMBUS, OHIO 43216-0749

MAP AND PARCEL NOS.:

MAP 25-15
PARCEL 36

16161

IDENTIFICATION REFERENCE

Apr 17 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 89,824.48, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X William D. Kinslow Jr
AFFIANT

Subscribed and sworn to before me this the 15th day of April, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the Grantee(s) assuming a certain unpaid indebtedness of record in Book 6818, page 897, Register's Office for Davidson County, Tennessee, which Grantee(s) promise to pay and hold Grantor(s) harmless from same, DONALD O. HAYES ET UX, JUDITH D. HAYES hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said WILLIAM D. KINSLOW, JR., ET UX, DEBRA D. KINSLOW, hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 792 Old Dickerson Rd., Goodlettsville, TEnnessee 37072.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 15th day of April, 1987.

Donald O. Hayes
DONALD O. HAYES

Judith D. Hayes
JUDITH D. HAYES

William D. Kinslow
WILLIAM D. KINSLOW

Debra D. Kinslow
DEBRA D. KINSLOW

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named DONALD O. HAYES ET UX, JUDITH D. HAYES the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 15th day of April, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named WILLIAM D. KINSLOW ET UX, DEBRA D. KINSLOW the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 15th day of April, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 2, Rolling meadows Subdivision, a plat of which is of record in Book 6250, page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Fronting 97.21 feet more or less along Old Dickerson Road, and running back between lines measuring 248.8 feet more or less on the westerly line and 243.91 feet more or less on the easterly line to a rear line on which it measures 109.28 feet more or less.

Being the same property conveyed to Donald O. Hayes et ux, Judith D. Hayes by deed from J.R. Thomas, II, of record in BOok 6818, page 894, and re-recorded in Book 6835, page 979, Register's Office for Davidson County, Tennessee.

" EXHIBIT B "

BOOK 7206 PAGE 880

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Resrictive covenants contained in instrument of record in Book 6541, page 460, said Register's Office.

3. The Plan of record in Book 6250, page 173, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Old Dickerson Road and 10 foot easement for public utility purposes along the rear and front lines of said lot.

4. A 5 x 30 foot anchor easement located on the southwest corner of said lot.

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

RECEIVED OF _____

FOR _____

BOOK 7206 PAGE 881

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

09.04- 5- RMT.
351.44 STATE
.50 RPTF
12.00 MT
CHECK 363.94-
5957.04/17/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16161

IDENTIFICATION REFERENCE

APR 17 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70755