Mail

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

BOOK 7226 PAGE 928

NAME/ADDRESS OF NEW OWNER(S):

ROBERT B. DONDERS ET UX,
SHARON E. DONDERS
2314 DENNYWOOD DRIVE
NASHVILLE, TENNESSEE 37214

MORTGAGEE(S):

COLLATERAL MORTGAGE, LTD
2100 FIRST AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203-4202

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
2100 FIRST AVENUE, NORTH
BIRMINGHAM, ALABAMA 35023-4202

MAP AND PARCEL NOS.:

MAP 84-7
PARCEL 1
03DZ-44696

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 $ 58,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert B Donders
AFFIANT

Subscribed and sworn to before me this the 5th day of May, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

22756

IDENTIFICATION REFERENCE

MAY 6 9 07 AM '87

FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

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, LAVONA P. GREEN hereinafter referred to as "GRANTOR(S)", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said ROBERT B. DONDERS ET UX, SHARON E. DONDERS 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 2314 Dennywood Drive, Nashville, Tn. 37214.

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 I covenant with the Grantee(s), their heirs and assigns, that I am 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 herself, her 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) has caused this Warranty Deed to be executed as of the 5th day of May, 1987.

Lavona P. Green
LAVONA P. GREEN

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 LAVONA P. GREEN the Bargainor(s) with whom I am personally acquainted, and who acknowledged that she, executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 5th day of May, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Maplecrest, as of record in BOok 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 112 fronts 65 feet on the northerly side of Dennywood Drive and runs back 145 feet on the easterly line and 148 feet on the westerly line, to the southerly right-of-way line of Tennessee Central Railroad, measuring 74.4 feet thereon.

Bėing the same property conveyed to Lavona P. Green by deed from Grover Cleveland SMith et ux, Laura F. Smith of record in Book 4436, page 150, said Register's Office.

" EXHIBIT B " BOOK 7226 PAGE 931

This conveyance is subject to the following:

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

2. The Plan of record in Book 1835, page 27, said Register's Office, shown an owner's cretificate, a 40 foot minimum building setback line from Dennywood Drive.

3. An Easement for telephone leads in the southeast corner.

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 932

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

58500.00- CAMT.
163.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 176.30-
3556A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.2756.

IDENTIFI REFERENCE

MAY 6 9 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78177