#5937 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110 BOOK 7229 PAGE 254
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: MORTGAGEE: | MAP PARCEL NUMBERS |
|---|---|---|
| JOHN FRY SPEED | FIRST FEDERAL SAVINGS BANK | Map 116-3-E |
| (NAME) | (NAME) | |
| 3412 Richards Street | 101 West Lincoln Street | Parcel 1 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Tullahoma, Tennessee 37388 | F.B.#7DA90600 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, RALPH M. KILLEBREW and LOIS KILLEBREW, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN FRY SPEED, unmarried

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 Unit 1, together with the appurtenant interest in the common elements of Nichols Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6087, page 444, amended in Book 6096, page 70, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 2 on the Revised Plan of Nichols Court of record in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph M. Killebrew by deed from Woodmont Property I, a Tennessee joint venture, composed of Town Properties, Inc., a Tennessee corporation and Union Financial Corporation, a Tennessee corporation of record in Book 6096, page 88, and re-recorded in Book 7229, page 250, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5927, page 78 corrected in Book 5944, page 868; (3) Charter of Incorporation of record in Book 6322, page 472; (4) Covenants, Conditions, Restrictions and Agreements of record in Book 6087, page 444 amended in Book 6096, page 70, and in Book 6197, page 642; (3) Easements of record in Book 6054, page 268, Book 5927, page 75, and Book 5927, page 78 corrected in Book 5944, page 868; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 496, said Register's Office.

LOIS KILLEBREW, spouse of RALPH M. KILLEBREW, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said RALPH M. KILLEBREW.

This is improved (XX) unimproved ( ) property, known as 101 Nichols Court, 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 30th day of April, 19 87

Ralph M. Killebrew
RALPH M. KILLEBREW

Lois Killebrew
LOIS KILLEBREW

05/01 CHECK

4132

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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 RALPH M. KILLEBREW and LOIS KILLEBREW, husband and wife 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 30th day of April, 1987.

My commission expires 1/10/89 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 _____

2.35 | 1

IDENTIFICATION REFERENCE

MAY 7 | 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM RALPH M. KILLEBREW and LOIS KILLEBREW

TO JOHN FRY SPEED, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 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 |
|---|---|---|---|---|
| | | | | |

| | | |
|---|---|---|
| | 134500.00- | CAMT. |
| | 376.60 | CSTAX |
| | .50 | PRFEE |
| | 6.00 | WDEED |
| | CHECK | 383.10- |
| 4432A05/07/87 | BAL | .00 |

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

2351 1

IDENTIFI REFERENCE

MAY 7 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 79042