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28562

WARRANTY DEED

FROM: ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL

TO: LARRY J. HASTY AND WIFE, CATHERINE Q. HASTY

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esq.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

MAY 21 3 30 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. and Catherine Q. Hasty (NAME)	same (NAME)	145-122
5115 Maryland Way Suite 220 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,500.

Larry J. Hasty
Affiant

Subscribed and sworn to before me ~~this the~~ 21st ~~day of~~ May, 1987.

My commission expires: 7-18-87 Notary Public
(Affix seal)

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by LARRY J. HASTY AND WIFE, CATHERINE Q. HASTY, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, LARRY J. HASTY AND WIFE, CATHERINE Q. HASTY, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot No. 1 as shown on Plat of Radnor Trace Estates of record in Book 6900, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roy Christopher Magill and wife, Linda C. Magill, by deeds of record in Book 6810, Page 511, as re-recorded in Book 7034, Page 884, and re-re-recorded in Book 7067, Page 413, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to the terms, covenants and conditions of a certain "Contract For Sale of Real Estate" by and between Grantors and Grantees wherein Grantors agreed to sell the real estate and Grantees agreed to purchase the real estate; a copy is available for examination at the offices of Grantors and Grantees. Such Contract For Sale of Real Estate is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. Declaration of Restrictive Covenants of record in Book 7067, Page 429, Register's Office for Davidson County, Tennessee.

2. Roadway Maintenance Agreement of Sky Knob Drive Association of record in Book 7067, Page 422, said Register's Office.

3. Title to that portion of the premises that falls within the boundaries of Sky Knob Drive.

4. Restrictive Covenants of record in Book 1153, Page 580, said Register's Office.

5. Easement for water main of record in Book 460, Page 172, said Register's Office.

6. Dedication of access easement of record in Book 5170, Page 144, Register's Office for Davidson County, Tennessee, and by Plat of record in Book 6900, Page 134, said Register's Office.

7. All matters showing on Plan of record in Book 6900, Pages 134 and 135, said Register's Office.

8. 1987 taxes, a lien, but not yet due and payable.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said LARRY J. HASTY AND WIFE, CATHERINE Q. HASTY, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said LARRY J. HASTY AND WIFE, CATHERINE Q. HASTY, their heirs and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 21st day of May, 1987.

ROY CHRISTOPHER MAGILL

LINDA C. MAGILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROY CHRISTOPHER MAGILL AND WIFE, LINDA C. MAGILL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of May, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

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
			97500.00- CAMT.	
			273.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	279.50-
			0229A05/21/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2856 2

IDENTIFICATION REFERENCE

MAY 21 3 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.84718