16

BOWLINGATE WARRANTY DEED

BOOK 7275 PAGE 633

FROM: DUDLEY WARNER & CO., INC.

TO: ROBERT B. TUCKER, SR. AND WIFE, PATRICIA J. TUCKER

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Tucker, Sr., et ux	Robert B. Tucker, Sr.	117-5-A 11
(NAME)	(NAME)	
3609 Bowlingate Lane	P. O. Box 1035	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Franklin, TN 37064	
(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 $270,377.49.

Affiant

Subscribed and sworn to before me, ~~this the~~ 11th ~~day of~~ June, 1987.

My commission expires: 5-8-91
(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(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 ROBERT B. TUCKER, SR. AND WIFE, PATRICIA J. TUCKER, ["Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, DUDLEY WARNER & CO., INC., [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, ROBERT B. TUCKER, SR. AND WIFE, PATRICIA J. TUCKER, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 11 as shown on the Plan of Bowlingate, of record in Plat Book 6250, Page 844, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802, Page 512, Register's Office for Davidson County, Tennessee, together with all easements, rights and appurtenances to said lot granted in the aforesaid covenants.
>
> Being part of the same property conveyed to Dudley Warner & Co., Inc. by Warranty Deed from Dudley Warner of record in Book 7002, Page 731, Register's Office for Davidson County, Tennessee.
>
> The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions for Bowlingate Homeowners' Association, of record in Book 6802, Page 512, and its attendant By-Laws, of record in Book 6802, Page 551, in said Register's Office.

Further, this conveyance is given subject to:

1. 1987 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

3. The Plan of record in Book 6250, Page 844, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes, easements, restrictions and setback lines.

This is improved property, known as 3609 Bowlingate Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT B. TUCKER, SR. AND WIFE, PATRICIA J. TUCKER, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

DATED this the 11th day of June, but effective the 5th day of June, 1987.

DUDLEY WARNER & CO., INC.

By: _____
Dudley Warner, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dudley Warner, President of DUDLEY WARNER & CO., INC. (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of June, 1987.

_____
NOTARY PUBLIC

RUBYE RAINEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: May 5, 1991

RECEIVED FOR RECORD

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 685

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

270377.01- CASH
75.12 STATE
.50 PREP
6.00 MORTG
CHECK 76.62-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .01

39020

IDENTIFICATION REFERENCE

JUN 23 11 25 AM '87

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 96507