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File Box 6 Can

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Michael Gould	SAME	Map 116-8-H
(NAME)	(NAME)	
190 Moultrie Park		Parcel 190
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(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, WE, Michael P. Kelly and wife, Lisa C. Kelly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Michael Gould

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 190 on the Plan of Resubdivision of Lots 189 and 190 of Sugartree, Phase No. 3, Revised of record in Book 5210, page 213, as amended in Book 5508, page 932, Register's Office for said County.

Said Lot No. 190 fronts 120.00 feet on the northeasterly margin of Moultrie Park and extends back between parallel lines, 100.00 feet to a dead line (being an open space).

Being the same property conveyed to Michael P. Kelly, by deed from H. Ray Ragsdale, unmarried, of record in Book 5827, page 969, said Register's Office.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Sanitary sewer easement and any temporary construction eaesments of record in Book 3400, page 63, said Register's Office.

3. Sanitary sewers and/or storm drainage easement and any temporary construction easements of record in Book 4005, page 367, said Register's Office.

4. Sanitary sewers and/or storm drainage easement and any temporary construction easements of record in Book 7061, page 100, said Register's Office.

5. All matters as shown on the Plan of record in Book 5210, page 213, as amended in Book 5508, page 932, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions for Sugartree, of record in Book 4857, page 157, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, all of which being made applicable to Phase III by instrument of record in Book 5087, page 220, said Register's Office.

unimproved ( )
This is improved (X) property, known as 190 Moultrie Park, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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.

Witness our hand s this 30th day of June 1987

Michael P. Kelly by Betty S. Binkley as Attorney-in-Fact

Lisa C. Kelly by Betty S. Binkley as Attorney-in-Fact

Form 3

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STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this ___ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, 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 _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
JUL 1 11 23 AM '87

IDENTIFICATION REFERENCE

41722

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

WARRANTY DEED

FROM
Michael P. Kelly and wife,

Lisa C. Kelly

TO
John Michael Gould

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty S. Binkley, to me known to be the person who executed the foregoing instrument in behalf of Michael P. Kelly and wife, Lisa C. Kelly, and acknowledged that she executed the same as the free act and deed of the said Michael P. Kelly and wife, Lisa C. Kelly.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1987.

My Commission Expires: 5/13/89

Carol R. Rivers
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 700,000.00

John Michael Gould

Subscribed and sworn to before me this 30 day of June, 1987

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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
			700000.00- CASH	
			1960.00 STAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK [illegible].50-	
			5365A07/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.1.7.2.2

IDENTIFICATION REFERENCE

JUL 1 11 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99533