mail

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

NAME/ADDRESS OF NEW OWNER(S):

JOHN H. COLE ET UX, DOROTHY C. COLE
AND PEARL F. CARTER
303 GREEN ACRES DRIVE
GOODLETTSVILLE, TENNESSEE 37072

MORTGAGEE(S):

JOHNNIE EDITH TOMLIN
96 CORELAND DRIVE
CHIPPINGTON TOWERS II
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:

JOHN H. COLE ET UX, DOROTHY C.COLE
AND PEARL F. CARTER
303 GREEN ACRES DRIVE
GOODLETTSVILLE, TENNESSEE 37072

MAP AND PARCEL NOS.:

MAP 042-16
PARCEL 061
11D-15575

47124
IDENTIFICATION REFERENCE
JUL 20 9 00 AM '87
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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 $ 75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X John H Blank
AFFIANT

Subscribed and sworn to before me this the 17th day of July, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

NOTARY PUBLIC MONTGOMERY COUNTY TENNESSEE

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, JOHNNIE EDITH TOMLIN hereinafter referred to as "GRANTOR(S)", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said JOHN H. COLE ET UX, DOROTHY C. COLE AND PEARL F. CARTER as joint tenants with right of survivorship 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 unimproved property known as 128 Douglas St., Madison, Tennessee 37115.

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.

BOOK 7300 PAGE 651

BOOK 7300 PAGE 651

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 25th day of June, 1987.

Johnnie Edith Tomlin

JOHNNIE EDITH TOMLIN,
a widow

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 JOHNNIE EDITH TOMLIN, a widow, 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 25th day of June, 1987.

Diana L. Montgomery

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee and being the south one-half of Lot 52 on the Plan of Douglas Levine Subdivision of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 29, 1987, and known as Job No:87-459 as follows:

Beginning at an iron pin set on the westerly margin of Douglas Street, said point of beginning being 507.2 feet more or less, northerly from the northerly margin of Woodruff Street, said point of beginning being the Southeast corner of the original Lot No. 52 of said Douglas Levine Subdivision and also being the Northeast corner of Lot No. 51 of said subdivision; thence leaving the margin of Douglas Street and with the original northerly line of Lot No. 51, N 77° 28' 36" W 249.91 feet to an iron pin set on the easterly right-of-way of the Seaboard System Railroad property; thence with the right-of-way of said railroad N 17° 27' 09" E 55.25 feet to an existing iron pin; thence leaving the railroad and with the line of the Thomas B. Easton property of record in Book 4314, page 288, Register's Office for Daivdson County, Tennessee, S 82° 00' 17" E 245.09 feet to an existing iron pin on the westerly margin of the said Douglas Street; thence with the margin of Douglas Street S 11° 52' 53" W 74.40 feet to the point of beginning, containing 15,974.51 square feet more or less.

Being the same property conveyed to Samuel David Tomlin et ux, Johnnie Edith Tomlin by deed from H.H. Murray et ux, Nellie B. Murray of record in Book 1850, page 300, said Register's Office, the said Samuel David Tomlin having since died property vests soley in Johnnie Edith Tomlin, his widow.

" EXHIBIT B "

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 547, page 44, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7300 PAGE 653

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
			75000.00-	CAPI.
			210.00	CSTAT
			.50	PRFEE
			9.00	MDEED
			CHECK	219.50-
			1415A07/20/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7-1-24

IDENTIFICATION REFERENCE

JUL 20 9 00 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 105553