Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mark D. Abkowitz<br>1226 Carl Seyfert Memorial Drive<br>Brentwood, TN. 37027 | Biltmore Mortgage Company<br>P.O. Box 20127<br>Raleigh, NC 27619 | MAP 145-14<br>PARCEL 52<br>FH-23803 |

**WARRANTY DEED**

BOOK 7322 PAGE 112

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James W. Tilley and Jannie Tilley

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark D. Abkowitz and wife, Susan B. Abkowitz

hereinafter called the Grantee, Grantee's 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 Lot No. 14 on the plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office for said County.

SAID Lot No. 14 fronts 199.00 feet on the northerly margin of Carl Seyfert Memorial Drive and extends back 272.40 feet on the easterly line and 283.50 feet on the westerly line to a dead line in the rear, measuring 200.54 feet thereon.

Being the same property conveyed to James W. Tilley and wife, Jannie Tilley by Trustee's quitclaim deed from J. Mitchell Grissim, Jr. substitute Trustee of record in Book 5993, page 913, said Register's Office. James W. Tilley and Jannie Tilley were divorced by the Fourth Circuit Court for Davidson County, Tennessee, Probate Court by interchange, case No. 86D-2475.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

5 4 6 9 3
IDENTIFICATION REFERENCE
AUG 11 10 50 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 1226 Carl Seyfert Memorial Drive, Brentwood, TN. 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of August, 1987

Jannie Tilley
Jannie Tilley

James W. Tilley Aug 7, 1987
James W. Tilley

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 7th day of August, 1987, before me personally appeared James W. Tilley and Jannie Tilley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00.

Robert E Stamm, Jr.
Affiant

Subscribed and sworn to before me, this the 7th day of August, 1987.

My Commission Expires: 10-24-88

Notary Public

**WARRANTY DEED**

from:
James W. Tilley and Jannie Tilley

to:
Mark D. Abkowitz and wife, Susan B. Abkowitz

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

26852

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7322 PAGE 114

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 6 9 3

IDENTIFI REFERENCE

AUG 11 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04216