REC

OFF

BOOK 7330 PAGE 851 File 27

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~XXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Barry F. Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry F. Dawson (NAME)	Mortgage Corporation of the (NAME)	181-00-0
14176 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue North (STREET ADDRESS)	161.00
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	05D 31520

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, Will P. Lansdown, Jr. and Rosa Gail Lansdown, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry F. Dawson and Linda I. Dawson, his wife

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:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Blvd. said iron pin being 2300.81 as measured southeastwardly along the northerly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for Davidson County, Tennessee; thence with the east boundary of the property conveyed to Charles and Sandra McNeill the following three calls: N 3 degrees 37 minutes 23 seconds East 584.67 feet to a point, N 12 degrees 9 minutes 54 seconds East, 302.76 feet and N 3 degrees 7 minutes 50 seconds East 202.25 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Steven's line and a fence south 84 degrees 10 minutes 53 seconds East 201 feet to an iron pin, said iron pin being the Northeast corner of this tract; thence leaving Stevens' line and fence South 3 degrees 8 minutes 51 seconds West 1092.31 to an iron pin on the Northeasterly margin of aforesaid Old Hickoryu Blvd. thence with the margin of Old Hickory Blvd. the following two calls: North 83 degrees 26 minutes 26 seconds West 111.50 feet to an iron; thence North 81 degrees 48 minutes 50 seconds West 108.66 feet to the point of beginning.

Being part of the same property conveyed to Will P. Lansdown, Jr. and wife, Rosa Gail Lansdown by Quitclaim Deed from Caesar E. Urrutia, Trustee of record in Book 5742, page 848 and being part of the same property conveyed to Will P. *

DO NOT CHECK

This is unimproved ( ) improved (XX) property, known as 4176 Old Hickory Blvd., Antioch, TN. 37013
(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 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 their hands this 12th day of August, 19 87

Will P. Lansdown, Jr.

Rosa Gail Lansdown

STATE OF TENNESSEE
~~Davidson~~ Williamson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Will P. Lansdown, Jr. and wife, Rosa Gail Lansdown

the bargainor*, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August 19 87

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his 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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Will P. Lansdown, Jr. and wife,
Rosa Gail Lansdown

TO
Barry F. Dawson and wife, Linda
I. Dawson

* Lansdown, Jr. and wife, Rosa Gail Lansdown by Quitclaim Deed from Robert E. Cole and wife, Betty J. Cole of record in Book 5761, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

5 7 7 2 8

IDENTIFICATION REFERENCE

AUG 20 12 58 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

REC

OFF

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 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
			135000.00-	CAMT.
			378.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	384.50-
3811	A08/20/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.7.2 8.

IDENTIFICATION/REFERENCE

AUG 20 12 58 PM '87

DAVIDSON COUNTY, TN

No. 07686