BOOK 7332 PAGE 105

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GEORGE A. FILSON	THIRD NATIONAL MORTGAGE COMPANY	Map 96-6
(NAME)	(NAME)	
2954 Sinbad Dr.	P.O. BOX 2628	Par 212 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214	NASHVILLE, TN. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, RECEIPT OF WHICH IS HEREBY ~~DOLLARS~~ ACKNOWLEDGED, WE,

THOMAS EUGENE HOWINGTON, III AND WIFE, DOROTHY C. HOWINGTON
HEREINAFTER CALLED THE GRANTORS

5819 2

TENNESSEE REGISTER'S

AUG 21 2 01 PM '87

FELIX WILKINS REGISTER
DAVIDSON COUNTY TN

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE A. FILSON AND WIFE, CHLOE M. FILSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 216 ON THE PLAN OF CLOVERHILL SUBDIVISION, SECTION 4, OF RECORD IN BOOK 2133, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTH MARGIN OF SINBAD DRIVE AT THE CORNER OF LOTS 216 AND 217; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 290.7 FEET TO A POINT IN THE NORTHERLY MARGIN OF LOT NO. 215 ON SAID PLAN; THENCE WITH THE LINE BETWEEN LOTS 215 AND 216, EASTERLY 162 FEET TO A POINT IN THE WESTERLY MARGIN OF COTTONWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 235.14 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 31.42 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SINBAD DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 136.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS EUGENE HOWINGTON, III AND WIFE, DOROTHY C. HOWINGTON, BY DEED FROM VARENDA D. KENNEDY AND RUTH V. WALKER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS OF RECORD IN BOOK 5572, PAGE 415, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO THE PLAN OF RECORD IN BOOK 2133, PAGE 62, SAID REGISTER'S OFFICE, WHICH SHOWS A 50 FOOT MINIMUM BUILDING SETBACK LINE FROM SINBAD DRIVE, A 30 FOOT SETBACK LINE FROM COTTONWOOD DRIVE, A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES, AN OWNER'S CERTIFICATE, AND A 75 FOOT TVA RIGHT-OF-WAY EASMENT.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5572, PAGE 418, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT REALATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES.

This is unimproved ( ) improved (X) property, known as 2954 SINBAD DRIVE (House Number) (Street), NASHVILLE, TN. 37214 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of AUGUST, 1987.

X Thomas Eugene Howington III
THOMAS EUGENE HOWINGTON, III

X Dorothy C Howington
DOROTHY C. HOWINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7332 PAGE 106

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THOMAS EUGENE HOWINGTON, III AND WIFE, DOROTHY C. HOWINGTON

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 14th day of AUGUST, 19 87.

My commission expires 9-11-90 Notary Public Tracey Thompson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,981.66 This is equal to or greater than the property would bring at a fair and voluntary sale.

X George A. Filson

Sworn to and subscribed before me this 14th day of AUGUST, 1987.

My commission expires 9-11-90 Notary Public Tracey Thompson

mail

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name Address

State Tax $_____

Fee $_____

Recording Fee $_____

Total $_____

Filed _____

at _____ M.

Book _____ Page # _____

Receipt No. _____

In the Reg. Office of _____ County, Tenn.

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

By _____ Deputy Register

WARRANTY DEED

FROM THOMAS EUGENE HOWINGTON, III ET UX

TO GEORGE A. FILSON ET UX

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO: W.G. TRABER, ATTY.
P.O. BOX 140255
NASHVILLE, TN. 37214

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7332 PAGE 107

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		PROBATE FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

61901.4 - [illegible]
173.61 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible]
4353A08/21/87 [illegible] .1

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58192

FIRST TENNESSEE

Aug 21 2 01 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 08217