Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7410 PAGE 316

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John T. Faulkner, Sr., etux 1312 Plymouth Ave Nashville, Tn. 37216	SAME AS NEW OWNER	Map 12 Par. 126 10D-51545

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated May 30, 1986 executed by Wayne R. Wilson and wife, Bobbie V. Wilson to Homer R. Ayers, Trustee, of record in Book 6882, page 140, said Register's Office, in the original principal amount of $27,800.00 and payable to the order of Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, which the Grantees herein agree to assume in full and hold Grantors harmless from same, We, WAYNE R. WILSON and wife, BOBBIE V. WILSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. FAULKNER, SR. and wife, BRENDA FAULKNER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 15 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the westerly margin of Old Dickerson Pike (said point being South 34° 11' 58" East 925.00 feet; thence South 45° 49' 00" East 76.79 feet; thence South 45° 50' 32" East 205.00 feet from the Southwest corner of the intersection of Old Dickerson Pike and Baker Road); thence with the westerly margin of Old Dickerson Pike South 45° 50' 45" East 180.00 feet to an iron pin; thence, South 59° 00' 26" West 1237.47 feet to an iron pin; thence, North 23° 39' 13" West 220.00 feet to an iron pin; thence, North 61° 11' 02" East 1164.07 feet to the point of beginning and containing 5.40 acres, more or less.

Being the same property conveyed to Wayne R. Wilson and wife, Bobbie V. Wilson, by deed from Annie Mai Leeman Tarpley, etal, of record in Book 6882, page 135, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except (1) 1987 State & County taxes, prorated between parties and have been paid in full, (2) Deed of trust of record in Book 6882, page 140, said Register's Office, and assumed herein, (3) Restrictions of record in Book 6882, page 135, (4) Easement for right of way for public roads granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, and (5) Easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office.

And We, the GRANTORS, 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.

WITNESS our hands on this the 20th day of November, 1987.

Wayne R. Wilson
WAYNE R. WILSON, Grantor

John T. Faulkner, Sr.
JOHN T. FAULKNER, SR., Grantor

Bobbie V. Wilson
BOBBIE V. WILSON, Grantor

Brenda Faulkner
BRENDA FAULKNER, Grantee