BOOK 7431 PAGE 665

Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Howard C. Fogle, et ux
701 Bay Court
Old Hickory, TN 37138
SEND TAX BILLS:
-New Owner-

DAVIDSON COUNTY, TENN.
DEC 22 8 53 AM '87
IDENTIFICATION REFERENCE
2070 12/22 0801 03CHECK 174.50
S 2 3 2 2

MORTGAGEE:
-None-

MAP-PARCEL:
Map & Parcel No. 74-04-21
Field Book No. 4D-67231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wayne S. Estes and wife, Sarah L. Estes and Kuldip S. Tiwana and wife, Kuldip K. Tiwana,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Howard C. Fogle and wife, Cynthia Cheryl Fogle,** 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:

> Being Lot No. 144 on the Revised Plan of Lots 130, 131, 132, 141, 142 and 144, and a Reserved Parcel "C", and a tract marked Hermitage Swimming Club, Inc., of record in Book 5210, page 119, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Wayne S. Estes and wife, Sarah L. Estes and Kuldip S. Tiwana and wife, Kuldip K. Tiwana by deed of record in Book 6785, page 649, as corrected in Book ____, page ____, Register's Office for Davidson County, Tennessee.

This is improved property known as 742 Linden Green, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506, Book 4969, page 667, and easement, covenants and conditions as shown on the Plan of record in Plat Book 5210, page 119, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 30th day of November, 1987.

Wayne S. Estes
WAYNE S. ESTES

Sarah L. Estes
SARAH L. ESTES

Kuldip S. Tiwana
KULDIP S. TIWANA

Kuldip K. Tiwana
KULDIP K. TIWANA

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne S. Estes and wife, Sarah L. Estes and Kuldip S. Tiwana and wife, Kuldip K. Tiwana**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of November, 1987.

Michelle H. Criscoe
NOTARY PUBLIC

MICHELLE H. CRISCOE * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Cynthia C Tate
AFFIANT

Subscribed and sworn to before me this 30th day of November, 1987.

Michelle H. Criscoe
NOTARY PUBLIC

MICHELLE H. CRISCOE * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

My Commission Expires: 6-18-90

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

CAMT 60000.00
CON TX 168.00
PRFEE 0.50
MDEED 6.00
TOTAL 174.50
CHECK 174.50

12/22/87 01 08:55 0001 2070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 3 3 2

IDENTIFI REFERENCE

DEC 22 8 53 AM '87

DAVIDSON COUNTY, TN

No. 47194