23

BOOK 7441 PAGE 572

Address New Owner:	Send Tax Bills To:	Map/Parcel
Clarence A. Thompson	Same	Map 82-11
279 DeWind Drive		Par 14
Antioch, Tn- 37013		20W-00440

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RONALD HAFFKINE, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said CLARENCE A. THOMPSON and wife, BARBARA THOMPSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 70 and the westerly 10 feet of Lot 71 on the Plan of Bryan's Addition, of record in Book 21, Page 63, Register's Office for said County.

Said part of Lots Nos. 70 and 71 front together 40 feet on the northerly margin of Treutland Street and extends back between parallel lines 165 feet to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Ronald Haffkine by deed from Walter Dalton, unmarried, of record in Book 7026, Page 59, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above-named grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 7365, Page 135, said Register's Office.

This property is conveyed subject to the Plan of record in Book 21, Page 63, said Register's Office; Deed of Trust of record in Book 7365, Page 135, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 209 Treutlan Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE A. THOMPSON and wife, BARBARA THOMPSON, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered, except for deed of trust set forth above.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate 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.

51.05 01/04 0101 03CHECK 95-26

94936

IDENTIFIREFERENCE

JAN 4 9 11 AM '95

DAVIDSON COUNTY, TN

WITNESS my hand on this 22nd day of December, 1987.

RONALD HAFFKINE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $31,712.24.

AFFIANT

Sworn to and subscribed before me this 30th day of December, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Haffkine, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of December, 1987.

NOTARY PUBLIC

My commission expires: May 13, 1991.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7441 PAGE 574

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 31712.24
				CON TX 88.76
				PRFEE 0.50
				WDEED 6.00
				TOTAL 95.26
				CHECK 95.26

01/04/88 01 09:14 0001 5105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 9 3 8

IDENTIFICATION REFERENCE

JAN 4 9 11 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 50157