23

BOOK 7467 PAGE 468

File No: 8345-6

5966 02/11 0101 03CHECK 388.70

Address New Owner:	Send Tax Bills To:	Map/Parcel
Michael A. Karas etux	Same	Map 117-2
2807 22ND AVE. S.		Par 186
NASHVILLE, TN 37215		7DA-21980

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, LOUIS N. FARRINGER and wife, FRANCES T. FARRINGER, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said MICHAEL A. KARAS and wife, CLAIRE KARAS, 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 southerly part of Lot No. 28 and the northerly 35 feet of Lot No. 29 of Block No. 3, Hillsboro Highlands Subdivision, as of record in Book 843, Page 23, Register's Office for said County, described as follows:

Beginning on the westerly margin of 22nd Avenue South, at the southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife, of record in Book 1815, Page 603, said Register's Office, being 3 feet south of the corner of Lots Nos. 27 and 28; thence with Cook's southerly line, westwardly 165 feet, more or less, to the common corner of Lots Nos. 17, 18, 27 and 28; thence with the easterly line of Lots Nos. 17 and 16, southwardly 100 feet, more or less to the northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, Page 555, said Register's Office; thence with Hollandsworth's northerly line, eastwardly 165 feet to the westerly margin of 22nd Avenue South; thence with same, northwardly 97 feet, more or less, to the beginning.

Being the same property conveyed to Louis N. Farringer and wife, Frances T. Farringer by Quitclaim Deed from Fred E. Cowden, Jr., Trustee of record in Book 6712, Page 900, Register's Office for Davidson County, Tennessee.

Grantees herein assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 7054, Page 216, Register's Office for Davidson County, Tennessee. RERECORDED 7061-87

This property is conveyed subject to the Plan of record in Book 843, Page 23, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2807 22nd Avenue South, Nashville, Tennessee 37215.

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

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their 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.

WITNESS our hands on this 10 day of FEBRUARY, 1988.

LOUIS N. FARRINGER

FRANCES T. FARRINGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

AFFIANT

Sworn to and subscribed before me this 10 day of FEBRUARY, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89.

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 Louis N. Farringer and wife, Frances T. Farringer, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10 day of FEBRUARY, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89.

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

FILED & RECORDED
DAVIDSON COUNTY, TN
FEB 11 9 42 AM '88

IDENTIFICATION REFERENCE

0.4 1.9 1.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7467 PAGE 470

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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
			MAMT	136500.00
			MOR TX	382.20
			PRFEE	0.50
			WDEED	6.00
			TOTAL	388.70
			CHECK	388.70
02/11/88	01		09:44 0001	5966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 1 9 1 :

IDENTIFI REFERENCE

FEB 11 9 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60778