BOOK 7478 PAGE 991

mail

This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

0637 02/29 0101 03CHECK 173.30

W A R R A N T Y D E E D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #:
Jerry W. and Diane M. Hargett 4653 Woodside Drive Old Hickory, TN 37138	The Lomas & Nettleton Company P. O. Box 62925 Virginia Beach, VA 23462	64-8-72

FOR AND IN CONSIDERATION of the sum of Forty-Six Thousand and No/100 Dollars ($46,000.00), MICHAEL C. WILLIS and wife, BETTY V. L. WILLIS, have this day bargained and sold, and do hereby transfer and convey unto the said JERRY W. HARGETT and wife, DIANE M. HARGETT, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 12A on the Plan of Zone Lot Division Lot 12, Lake Country, Section Two, as of record in Book 5200, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to Michael C. Willis and wife, Betty V. L. Willis, by Warranty Deed from George Margrave and wife, Sharmin J. Margrave, filed of record in Book 6177, page 578, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4602 Woodside Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantors do hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. Subject to taxes for the year of 1988, which are not yet due and payable, and are a lien against the property; however, the taxes will be paid by the Grantees when due;

2. Subject to restrictive covenants filed of record in Book 6275, page 571, said Register's Office;

3. Subject to the Plan of record in Book 5200, page 788, said Register's Office, shows a 30-foot minimum building setback line from Woodside Road and a 10-foot easement for public utility and drainage purposes along rear line of said lot. There is also an area to remain undisturbed in the northerly corner of the rear line of said lot and a sewer line easement across the front of said lot;

4. Subject to any other matters noted on the plan of record; and

5. Subject to a Deed of Trust executed by Michael C. Willis and wife, Betty V. L. Willis, filed of record in Book 6297, page 328, said Register's Office, dated May 18, 1984, to secure an indebtedness to The Lomas & Nettleton Company in the amount of $40,000.00, payable as therein specified.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 26th day of February, 1988.

Michael C. Willis
MICHAEL C. WILLIS

Betty V. L. Willis
BETTY V. L. WILLIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Jerry W. Hargett
JERRY W. HARGETT, Affiant

Subscribed and sworn to before me, this the 26th day of February, 1988.

Angela R. Goins
NOTARY PUBLIC

ANGELA R. GOINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-9-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Angela R. Goins, a Notary Public in and for said County and State, MICHAEL C. WILLIS and BETTY V. L. WILLIS, the within named bargainors, 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 Nashville, Tennessee, this 26th day of February, 1988.

Angela R. Goins
NOTARY PUBLIC

My Commission Expires:
7-9-89

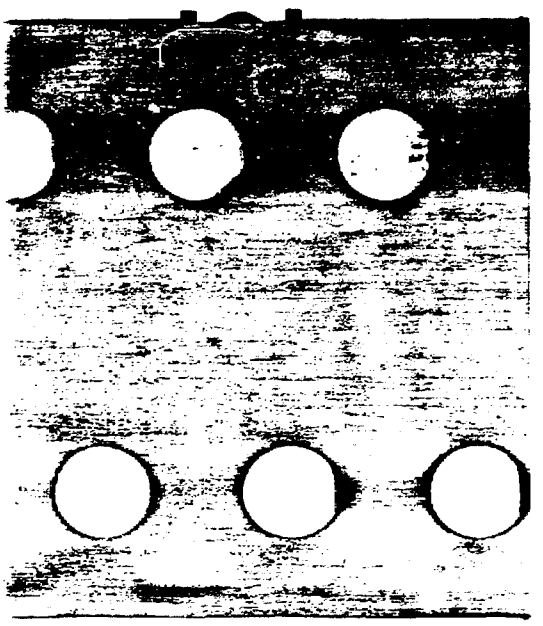
GOINS NOTARY PUBLIC AT LARGE TN

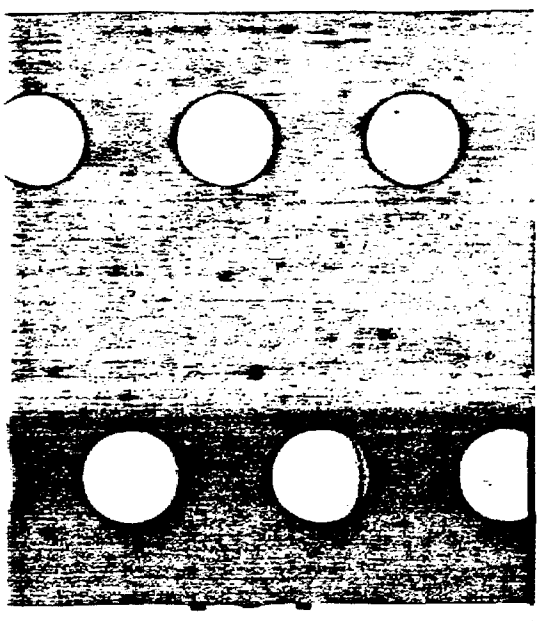
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IDENTIFICATION REFERENCE

FEB 29 11 00 AM '88

DAVIDSON COUNTY, TN





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 46000.00
CON TX 128.80
PRFEE 0.50
WDEED 9.00
TOTAL 138.30
CHECK 138.30

02/29/88 01 11:02 0001 0837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0836 IDENTIFT REFERENCE

FEB 29 11 00 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65559