Map: 158

Parcel: 40

# WARRANTY DEED

Address of New Owner(s)
Mr. and Mrs. Robert M. Page
3418 Golf Club Lane
Nashville, Tennessee 37215

MAIL

Send Tax Bills To:

SAME

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
Suite 302, 315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $25,000.00.

Robert M. Page, Affiant

Subscribed and sworn to before me this 31 day of May 1988.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Page, Inc., has bargained and sold, and by these presents does transfer and convey to Robert M. Page and wife, Helen D. Page, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

BEING Lot 35 of the Forrest Trails Subdivision, Section 2, of record in Book 4675, Page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at a concrete marker in Melbourne Drive and being the common boundary line of lots 35 and 36, thence S 15° 03' E, 275 feet to a point; thence S 36° 10' E, 412.5 feet to a point, this being the common boundary line of lots 35 and 36, thence S 17° 05' W, 91.40 feet to a point; thence N 58° 28' W, 677.5 feet to a point, this being the common boundary line of lots 34 and 35, thence N 26° 43' E, 408.3 feet to Melbourne Drive, this being the common boundary line of lots 38 and 35 and being the same line as the Northwest line of the TVA right of way; thence with the curve of said drive to the point of beginning; containing 4.06 acres more or less.

This property is subject to all restrictions and covenants of record in Book 2435, Page 237, Amended covenants in Book 2603, Page 449, and Book 4169, Page 719, Register's Office of Davidson County, Tennessee.

This property is subject to a public utility and drainage easement as set out in the plat of record.

This property is subject to a 250 foot TVA right of way easement, of record in Book 2276, Page 402, Register's Office of Davidson County, Tennessee.

Lots 33 and 34 of the subdivision have a driveway ingress and egress easement and public utility easement which is subservient to the TVA right of way covenant; and in addition lot 36 has a driveway ingress and egress easement over this lot and which enters off Melbourne Drive and which easement is also subservient to the TVA right of way covenant, all set out in the plat of record.

Being the same property conveyed to Page, Inc., by deed from Robert M. Page and wife, Helen D. Page of record in Deed Book 5243, Page 17, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Robert M. Page and wife, Helen D. Page, their heirs and assigns, forever.

Page, Inc., represents to Robert M. Page and wife, Helen D. Page, that it is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Page, Inc., does bind itself, its successors and assigns, to warrant and forever defend the title to the above described land to Robert M. Page and wife, Helen D. Page, their heirs and assigns, against the lawful claims of all persons.

Witness this 31 day of May, 1988, Page, Inc., having caused its name to be signed hereto by its duly authorized officer on said day and date.

PAGE, INC.

Robert M. Page

Robert M. Page, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, James D. Jordan, a Notary Public of the above State and County, personally appeared Robert M. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Page, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 1988.

NOTARY PUBLIC

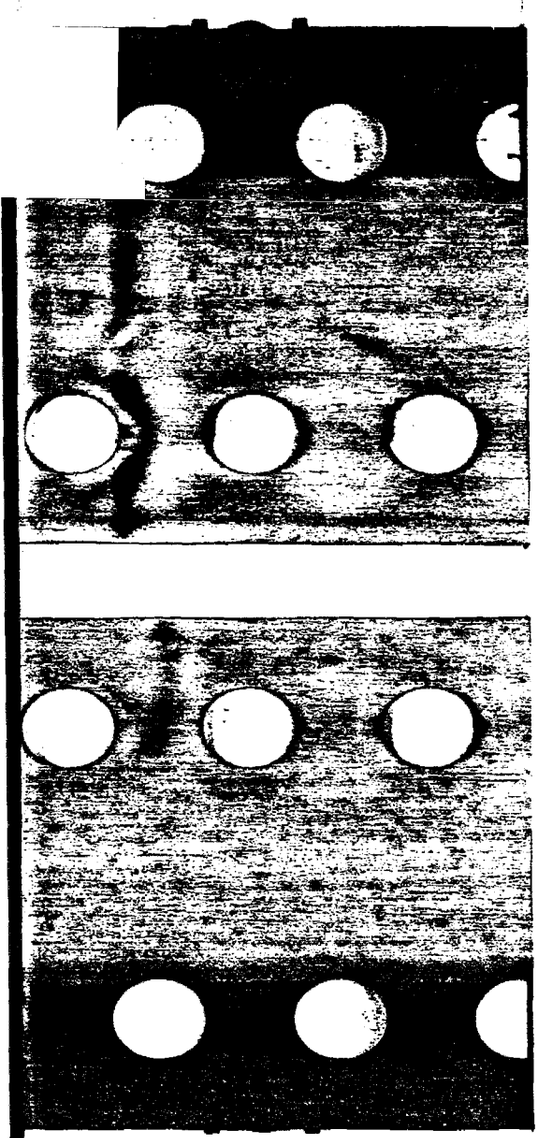
My Commission Expires: 7-9-89

35932

IDENTIFICATION REFERENCE

JUN 2 11 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7560 PAGE 349

| | | |
|---|---|---|
| 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 25000.00 |
| | | | | CON TX 70.00 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 76.50 |
| | | | | CHECK 76.50 |
| 06/02/88 | | 01 | | 11:11 0001 0695 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35932

IDENTIFI REFERENCE

JUN 2 11 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 97599