Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Lola Jean Dillon Fawbush PO Box 335 Goodlettsville, Tn. 37072	SAME AS NEW OWNER	Map 26-1 Par. 117 GO-08513

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DORENDA L. PENDLETON MELTON, a/k/a DORENDA L. PENDLETON, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said LOLA JEAN DILLON FAWBUSH, a single person, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated May 23, 1988, as follows:
BEGINNING at an iron pin set in the easterly margin of Two Mile Pike, the most southwest corner of this lot, and being the most northwest corner of Thomas L. Ingram property of record in Deed Book 6024, page 147, Register's office said Davidson County, Tennessee; thence with the margin of said Two Mile Pike N. 20 deg. 00 min. 00 sec. W. 75.00 feet to an iron pin set in the margin of said Pike, and being a corner to Aubrey Moore Property of record in Deed Book 2930, page 267, Register's Office said Davidson County, Tennessee; thence, leaving said Pike and with the line of said Moore N. 71 deg. 33 min. 57 sec. E. 301.00 feet to an iron pin set, corner to said Moore in the westerly right-of-way of L&N Railroad; thence, with said Railroad S. 13 deg. 07 min. 00 sec. E. 75.00 feet to an iron pin set in the margin of said Railroad and being the most northeast corner of said Ingram; thence, with the line of said Ingram S. 71 deg. 30 min. 29 sec. W. 292.00 feet to the beginning, containing 0.51 acre more or less.
Being the same property conveyed to Dorenda L. Pendleton, unmarried, by deed from Garland Dale Mullinix and wife, Debroah Jean Mullinix, of record in Book 6662, page 306, Register's Office, Davidson County, Tennessee. The said Dorenda L. Pendleton having since married, now known as Dorenda L. Pendleton Melton.

This deed is executed by Dorenda L. Pendleton Melton and Kim M. Melton by their lawful attorney-in-fact, Chip Ames, pursuant to the power and authority vested in him by an instrument filed simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging

to the said GRANTEE, her heirs and assigns, forever.

And, the Grantor does covenant with the said Grantee, that she is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State, County and City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by Grantee.

Kim M. Melton, husband of Dorenda L. Pendleton Melton, joins in this conveyance to convey any and all right, title or interest which he may have in the property, marital or otherwise, however, the spouse makes no warranties with respect to the property.

And the Grantor does further covenant and bind herself, her heirs and representatives to warranty and forever defend the title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 25th day of May, 1988.

Dorenda L. Pendleton Melton
DORENDA L. PENDLETON MELTON
By: Chip Ames, Attorney-in-Fact

Kim M. Melton
KIM M. MELTON
By: Chip Ames, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of May, 1988, before me, personally appeared CHIP AMES, to me known to be the person who executed the foregoing instrument in behalf of DORENDA L. PENDLETON MELTON and husband, KIM M. MELTON, and acknowledged that he executed the same as the free act and deed of DORENDA L. PENDLETON MELTON and husband, KIM M. MELTON.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Dianne M. Cathey
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CATHEY

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of May, 1988.

NOTARY PUBLIC

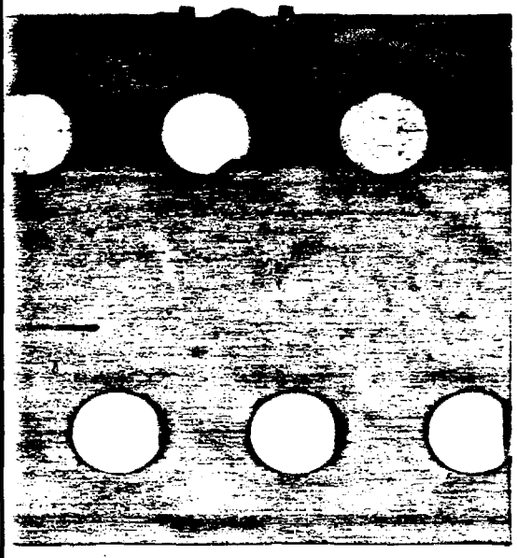
My Commission Expires: 1/25/92

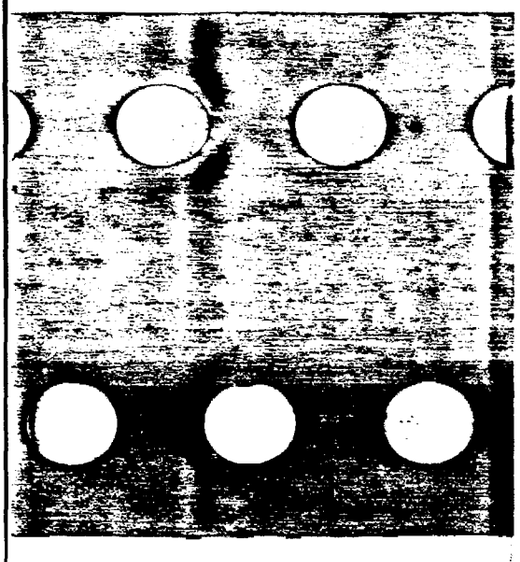
37661

IDENTIFICATION REFERENCE

JUN 8 10 17 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 7566 PAGE 257

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 57000.00
CON TX 159.60
PRFEE 0.50
MOFEE 9.00
TOTAL 169.10
CHECK 169.10

06/08/88 01 10:17 0001 2656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37661

IDENTIFICATION REFERENCE

JUN 8 10 17 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99528