File #6988

FILE BOX 38

# WARRANTY DEED

BOOK 7591 PAGE 613

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| H & P PROPERTIES (NAME) | NEW OWNER(S) (NAME) | MAP 130-4 |
| 4222 Estes Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 106 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FBN 7DA32112 |

FOR AND IN CONSIDERATION OF THE SUM 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, JANICE T. ELLIOTT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H & P PROPERTIES, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Resubdivision of Lot 17 & 18 of Comptonwood Subdivision, as of record in Plat Book 5190, page 170, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dr. James H. Elliott and wife, Janice T. Elliott by deed from Robert A. G. Ricketson and wife, Dorothy Burrus Ricketson of record in Book 4046, page 972, said Register's Office. Dr. James H. Elliott and wife, Janice T. Elliott have since divorced and Dr. James H. Elliott conveyed his interest in subject property to Janice T. Elliott by deed of record in Book 5268, page 107, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Revocable License Agreement of record in Book 4337, page 436; and (3) All matters appearing on the Plan of record in Plat Book 5190, page 170, said Register's Office.

46636

IDENTIFICATION REFERENCE

Jul 6 9 23 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

3989 07/06 0101 03CHECK 295.25

This is improved (XX) unimproved ( ) property, known as 4222 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1988

Janice T. Elliott
JANICE T. ELLIOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE T. ELLIOTT, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June, 19 88.

My commission expires 1/10/89 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

J. Thomas Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

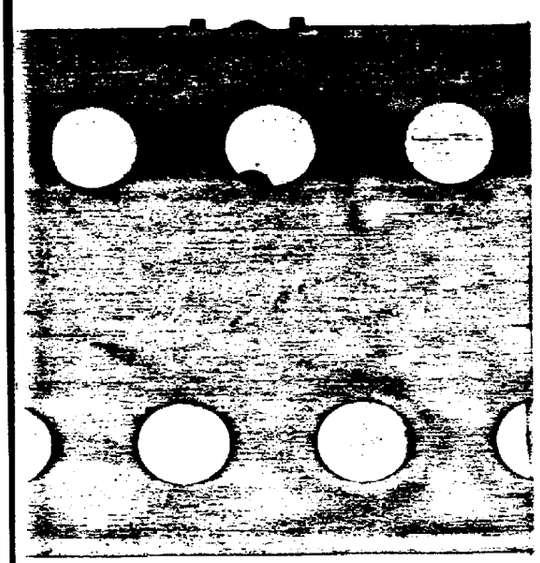
Notary Public

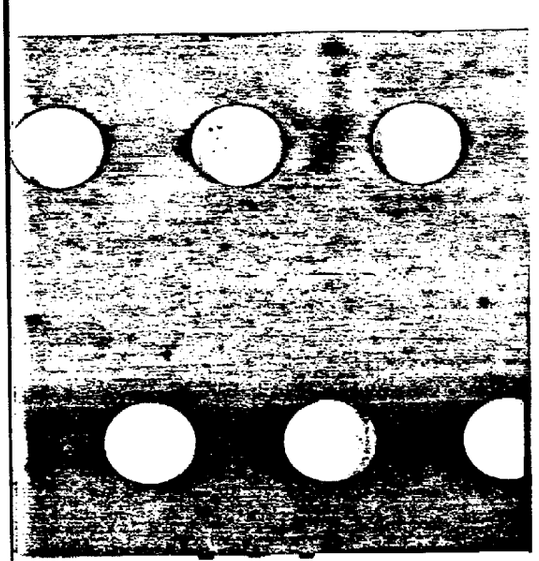
**WARRANTY DEED**

**FROM** JANICE T. ELLIOTT, unmarried

**TO** H & P PROPERTIES, a Tennessee general partnership

PLEASE RETURN TO:
FILE BOX 38
**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7591 PAGE 615

| | | |
|---|---|---|
| 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 | 87500.00 |
| | | | CON TX | 288.75 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 295.25 |
| | | | CHECK | 295.25 |

07/06/88 01 09:24 0001 3989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

466636

IDENTIFICATION REFERENCE

JUL 6 9 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109856