bnf 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7602 PAGE 212

| ADDRESS NEW OWNERS | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Steven C. Wilson and wife | Third National Bank c/o | Map 141-11A |
| Sarah H. Wilson | SunTrust Mortgage, Inc. | Parcel 70 |
| 7025 Bay Cove Trail | P.O. Box 105277 | |
| Nashville, Tennessee 37221 | Atlanta, GA 30348-5277 | |
| Mortgagee: Third National Bank in Nashville | | |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eugene L. Payne and wife, Anne M. Payne, hereinafter the GRANTORS have bargained and sold, and by these presents do transfer and convey unto Steven C. Wilson and wife, Sarah H. Wilson, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 167 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 167 fronts 80.0 feet on the northerly margin of Bay Cove Trail and extends back 184.15 feet on the easterly line and 183.08 feet on the westerly line to a dead line in the rear, measuring 80.01 feet thereon.
>
> Being the same property conveyed to Eugene L. Payne and wife, Anne M. Payne be deed from Billy J. Justice and wife, Betty J. Justice of record in Book 6277, page 104, said Register's Office.

This is improved property known as 7025 Bay Cove Trail, Nashville, Tennessee 37221. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those items listed on the attached Exhibit "A".

And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 15th day of July, 1988.

Eugene L. Payne

Anne M. Payne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Linda M. Mooningham, a Notary Public of said county and state, Eugene L. Payne and wife, Anne M. Payne, the within named bargainor(s), 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, at office, this 15th day of July, 1988.

Linda M Mooningham
Notary Public

My Commission Expires: July 9, 1989

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $107,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 15th day of July, 1988.

Linda M. Mooningham
Notary Public
My Commission Expires: 7-9-89

EXHIBIT "A"

1. Restrictive covenants contained in instrument of record in Book 4788, page 960, as amended by instrument of record in Book 4871, page 640, and made applicable to Phase IV by instrument of record in Book 5463, page 238, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 5200, pages 184 and 185, said Register's Office, shows an owner's certificate, a 25 foot minimum building setback line from the rear line, a 30 foot minimum building setback line from Bay Cove Trail, and a 10 foot minimum building setback line from each side line and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5x25 foot utility anchor easement located at the s southeast corner of said lot.

3. Declaration of covenants, conditions, and restrictions, including liens for annual and special assessments, all as set forth and contained in the instrument of record in Book 4892, page 689, and applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

4. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

5 Taxes for 1988: a lien, but not yet due or payable.

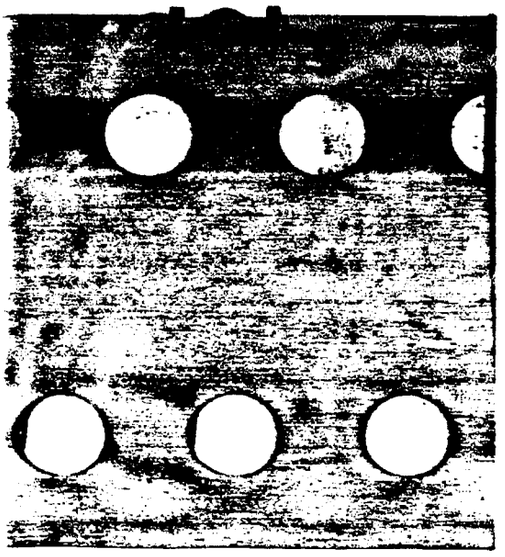
8129 07/18 0101 03CHECK 362.60

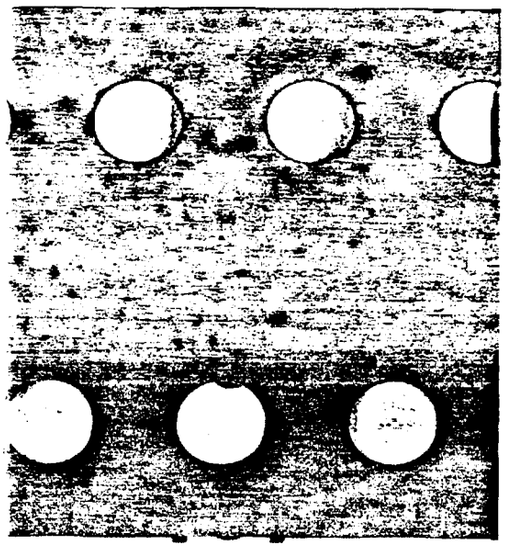
50186

IDENTIFICATION REFERENCE

JUL 18 4 09 PM '88

FELIX Z. WILSON II REGISTER
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 107000.00 |
| | | | | CON TX 353.10 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 362.60 |
| | | | | CHECK 362.60 |
| 07/18/88 | 01 | | | 16:11 0001 8129 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50186

IDENTIFICATION REFERENCE

JUL 18 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 113943