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This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

1814 09/29 0101 03CHECK 195.59

**ADDRESS NEW OWNER:**
BRENDA F. WILLIAMS, unmarried
316 Bonnalynn Drive
Hermitage, Tennessee 37076

**SEND TAX BILLS:**
*To Mortgagee*

**MORTGAGEE:**
Security Financial & Mortgage Corporation
1611 Des Peres Road, Suite 320
St. Louis, MO 63131

**MAP AND PARCEL:**
Map 75-13
Parcel 170
FBN 04D-31900

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MARTIN L. WITHERS and wife, LUCILLE F. WITHERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRENDA F. WILLIAMS**, unmarried, hereinafter called 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 Davidson County, Tennessee, being Lot No. 60 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 60 fronts 91.17 feet on the southerly margin of Bonnalynn Drive and extends back 125.5 feet on the easterly side and 158.0 feet on the westerly side to a broken line in the rear, measuring 88.0 feet thereon.
>
> Being the same property conveyed to Martin L. Withers and wife, Lucille F. Withers by deed from R. R. Mincy and R. E. Mincy dated July 1, 1960, as of record in Book 3098, page 307, Register's Office for Davidson County, Tennessee.

This is improved property known as 316 Bonnalynn Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2992, page 53; in Book 2998, page 231; and in Book 3135, page 106, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 2900, page 49, said Register's Office, including a 40 foot minimum building setback line from Bonnalynn Drive, and a 10 foot easement for public utilities and drainage along the rear and the easterly lines of said property.

Real property taxes for 1988 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BRENDA F. WILLIAMS, unmarried, her heirs and assigns, forever; and we, MARTIN L. WITHERS and wife, LUCILLE F. WITHERS do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of September, 1988.

Martin L. Withers
MARTIN L. WITHERS

Lucille F. Withers
LUCILLE F. WITHERS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARTIN L. WITHERS and wife, LUCILLE F. WITHERS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 26th day of September, 1988.

Patricia M. Duvin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $57,300.00.

Brenda F. Williams
AFFIANT

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

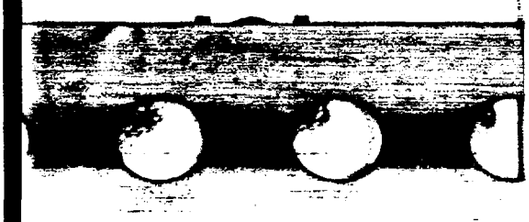
Patricia M. Duvin
NOTARY PUBLIC
My Commission Expires: 4-2-89

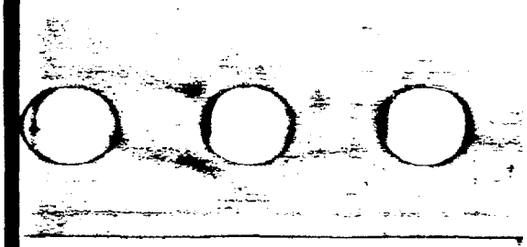
NOTARY PUBLIC PATRICIA M. DUVIN

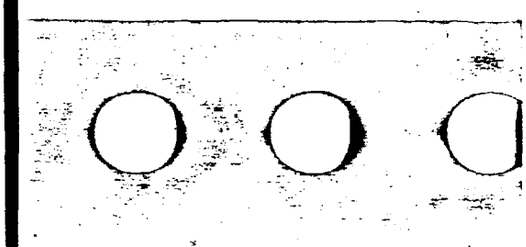
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 29 8 45 AM '88

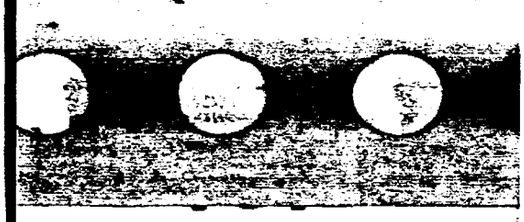
IDENTIFICATION REFERENCE

7.1 6.9 0.









**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7664 PAGE 146

| | | |
|---|---|---|
| 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 57300.00
CON TX 189.09
PRFEE 0.50
WDEED 6.00
TOTAL 195.59
CHECK 195.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/27/88 01 00148 0001 1814

7.1691

IDENTIFICATION REFERENCE

SEP 29 8 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138767