Bk453

FORM No. WD-1

BOOK 7679 PAGE 606

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
SILVER POINT HOMES, INC.	Same	MAP 061-14
(NAME)	(NAME)	
3868 DICKERSON RD		PAR. 006
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TENN 37207		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ROBERT L. MATHIS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SILVER POINT HOMES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 245 on the Plan of Maplewood Heights Second Subdivision which is of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 245 fronts 101 feet on the northerly margin of Ben Allen Road (formerly County Road), and extends back 351.1 feet on the westerly line, and 349 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to Harold E. Mathis and wife, Martha Marie Mathis, by deed of record in Book 2926, page 330, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly parts of Lots Nos. 244 and 245 on the Map of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by T. R. Sanford on June 25, 1959 as follows: BEGINNING at a point in the westerly margin of Hutson Avenue at the common corners of Lots Nos. 244 and 243, thence westerly with a fence line along the rear lines of Lots Nos. 244 and 245, which is also the southerly line of Lot No. 243, 200 feet to the common rear corner of Lots Nos. 245 and 246; thence southerly with the common boundary line between Lots Nos. 245 and 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue; thence northerly with the westerly margin of said Avenue 202.7 feet, to the point of beginning.
(CONTINUED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.)

unimproved (XX) property, known as BEN ALLEN ROAD (House Number) (Street) NASHVILLE, TN (P.O. Address) (City or Town) (Postal Zip)
This is improved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 GRANTEES, their 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.

Witness my hand this 13th day of October, 19 88

Robert L. Mathis
ROBERT L. MATHIS

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~ROBERT L. MATHIS~~

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 13th day of October, 1988.

Commission expires March 8, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____, on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

CONTINUATION OF LEGAL DESCRIPTION

ALSO INCLUDED in the above desciption, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to the State of Tennessee for the use and benefit of the Deparment of Transportation by deed of record in Book 4949, page 761, Register's Office for Davidson County, Tennessee: BEGINNING at the point of intersection of the west margin of Hutson Avenue and the north margin of Ben Allen Road; thence along the said north boundary westwardly 202 feet more or less to a point; thence N 17 deg. 22' 42" E 6.25 feet to a point, thence S 79 deg. 45' 18" E 202.01 feet to a point in the said west margin; thence along the said west margin S 17 deg. 22' 42" W 7.05 feet to the point of beginning and containing 1,394 square feet.

Being a portion of the same property conveyed to Robert L. Mathis and wife, Willie Mai Mathis, by deed of record in Book 1046, page 81, Register's Office for Davidson County, Tennessee; the said Willie Mai Mathis having since died, the property vests solely in Robert L. Mathis.

Robert L Mathis
ROBERT L. MATHIS

7893 10/18 0101 03CHECK 37.55

7.6.97 6.

IDENTIFICATION REFERENCE

Oct 18 11 15 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7679 PAGE 609

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	8500.00
CON TX	28.05
PRFEE	0.50
MDEED	9.00
TOTAL	37.55
CHECK	37.55

10/18/88 01 11:19 0001 7893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.9.7.6

IDENTIFICATION REFERENCE

OCT 18 11 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144670