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Full Box 6 Fcb

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carolyn M. Adams | Ms. Imogene F. Greene | Map 58 |
| (NAME) | (NAME) | |
| | 180 St. Andrews Drive | Parcel 76 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| | Franklin, TN 37064 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, Imogene Farmer Demonbreun (now Greene) and husband, Robert N. Greene

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn M. Adams

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

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 119 feet east of the center of Eaton's Creek Road; thence North 71° east 131 feet to a point; thence north 19° west 93 feet to a point; thence south 71° west 131 feet to a point; thence south 19° east 93 feet to the point of beginning.

Grantors further transfer and convey unto Grantee, a perpetual easement, running with the land, for the purpose of ingress and egress to Grantee's property, which easement is described as the northerly 15 feet of Grantor's property, lying between the property herein conveyed and Eaton's Creek Road. ~~Grantors further give and grant unto Grantee, a perpetual right to use of the water well located on Grantors' property which adjoins the property herein conveyed.~~

Being the same property conveyed to Imogene Farmer Demonbreun, by quitclaim deed from S. Ralph Gordon, Trustee, of record in Book 5356, page 517, Register's Office for said County.

The above property is conveyed subject to 1988 Metropolitan Government taxes and all liens, easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

The Grantors and Grantee, their successors and assigns will jointly maintain the driveway being the perpetual easement for ingress and egress referred to above.

3079 11/01 0101 03CHECK 122.00

unimproved ( )
This is improved (X) property, known as 4328 Eaton's Creek Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their 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 heirs and assigns, against 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 our hand 5 this 14th day of October, 19 88

Imogene Farmer Demonbreun Greene

Robert N. Greene

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imogene Farmer Demonbreun Greene & husband, Robert N. Greene, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 1988.

Commission Expires: 9/26/92

Elaine Kay Jackson
Notary Public

STATE OF _____ )
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, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

**WARRANTY DEED**

FROM

Imogene Farmer Demonbreun (now Greene) and husband, Robert N. Greene

TO

Carolyn M. Adams

RETURN TO:
**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

8 1 4 6 2

IDENTIFICATION REFERENCE

Nov 1 11 05 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

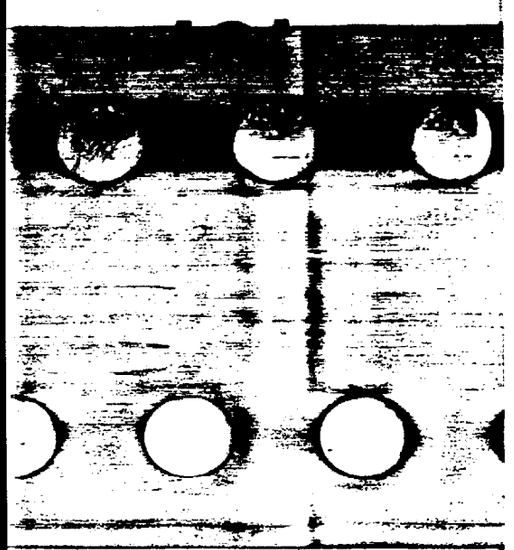
The actual consideration or value, whichever is greater, for this conveyance is $ 35,000.00

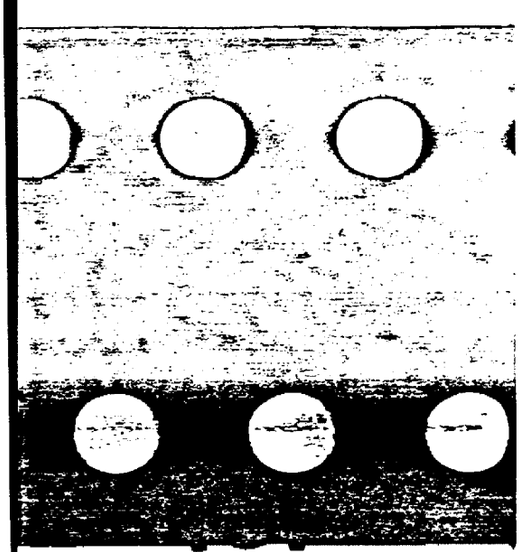
Imogene F. Greene

Subscribed and sworn to before me this 6th day of October, 1988.

My Commission Expires: 9/26/92

Elaine Kay Jackson
Notary Public





**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 35000.00
CON TX 115.50
PRFEE 0.50
MDEED 6.00
TOTAL 122.00
CHECK 122.00

11/01/88 01 11:07 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 4 6 2

IDENTIFI REFERENCE

Nov 1 [illegible] AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 149708