THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055
LER/MST#1904

BOOK 7782 PAGE 535

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of NINETY-NINE THOUSAND FIVE HUNDRED AND 00/100 ($99,500.00) DOLLARS, Cash in Hand paid by DAWAYNE H. MASON and wife, SANDRA A. MASON, receipt of which is hereby acknowledged, I, BARBARA A. LAWRENCE, a widow, have bargained and sold, and by these presents do transfer and convey unto the said DAWAYNE H. MASON and wife, SANDRA A. MASON, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee and being Lot 227 on the Plan of Cross Timbers Section 4, as of record in Book 4175, Page 54, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 227 fronts 83.0 feet on the Southerly side of Carriage Drive and runs back 155.11 feet on the Easterly line and 169.27 feet on the Westerly line to a line in the rear which measures 103.45 feet thereon.

Being the same property conveyed to John R. Lawrence and wife, Barbara A. Lawrence, by deed from Gianikas and Dunn, a partnership, dated March 18, 1977, and of record in Book 5126, Page 690, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Barbara A. Lawrence upon the death of her husband, John R. Lawrence, by reason of their tenancy by the entirety.

This conveyance is subject to the restrictions and reservations of record in Book 4317, Page 284; and further subject to all matters shown on plat of record in Book 4175, Page 54, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without which this conveyance would not be made.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DAWAYNE H. MASON and wife, SANDRA A. MASON, their heirs and assigns, forever. And I do covenant with the said DAWAYNE H. MASON and wife, SANDRA A. MASON, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DAWAYNE H. MASON and wife, SANDRA A. MASON, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** I have hereunto set my hand this 27th day of February, 1989.

Barbara A Lawrence
BARBARA A. LAWRENCE

(Continued)

12524

TENNESSEE REAL ESTATE TRANSFER TAX
MAR 1 10 28 AM '89
FELIX W. WISEMAN, REGISTER
DAVIDSON COUNTY, TENN.

1195 03/01 0101 03CHECK 334.85

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BARBARA A. LAWRENCE, a widow, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 27th day of February, 1989.

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Notary Public

My Commission Expires: October 22, 1990

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $99,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 27th day of February, 1989.

Notary Public

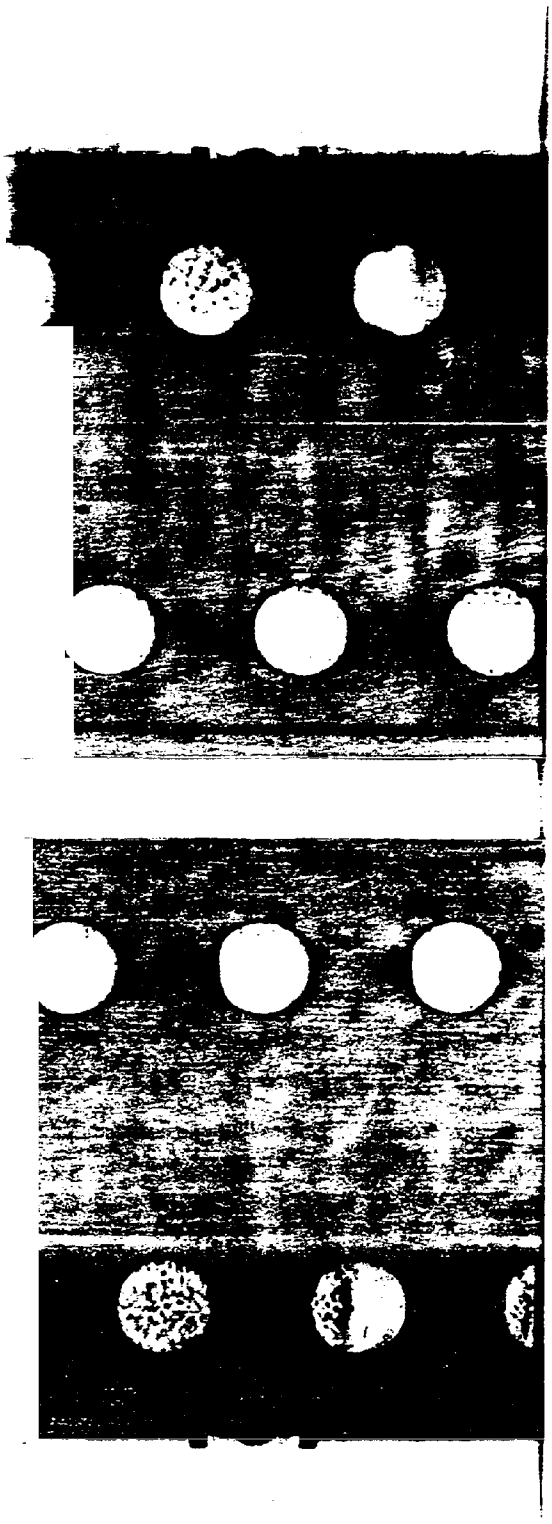
My Commission Expires: October 22, 1990

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Map 142, Group 2
Parcel 205

SEND TAX BILLS TO:
Dominion Bank of Middle Tennessee
P. O. Box 666
Dickson, Tennessee 37055

PURCHASERS' ADDRESS:
Mr. and Mrs. DaWayne H. Mason
272 Carriage Drive
Nashville, Tennessee 37221



**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 89500.00
CON TX 328.35
PRFEE 0.50
WDEED 6.00
TOTAL 334.85
CHECK 334.85

03/01/89 01 10:30 0001 1195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12524

IDENTIFICATION REFERENCE

MAR 1 10 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185726