BOOK 7784 PAGE 660

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,793.83

Richard H. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 5-25-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Thompson (NAME)	Fidelity Federal Savings & Loan Association (NAME)	MAP 75-4
521 Columbus Drive (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 7
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37219-1788 (CITY) (STATE) (ZIP)	4D-24520

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 Charles Fish and wife, Karen Emilie Fish

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Thompson and wife, Mary H. Thompson

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.

Being Lot No. 163 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, page 146, Register's Office for said County.

Said Lot No. 163 fronts 86.00 feet on the southeasterly side of Colubus Drive and extends back 150.00 feet on the northeasterly line and 165.52 feet on the southwesterly line to a dead line in the rear, on which it measures 127.54 feet thereon.

Being the same property conveyed to Robert Charles Fish and wife, Karen Emilie Fish by deed from Ernest H. Parker and wife, Patricia B. Jackson Parker filed for record on October 27, 1972, at 3:15 P.M., in Book 4650, Page 316, Register's Office Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4181, Page 95, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Robert Charles Fish and wife, Karen Emilie Fish to Vaden Lackey, Jr., Trustee, for Fidelity Federal Savings & Loan Association, dated May 28, 1985, and filed for record on June 6, 1985, with an approximate unpaid principal balance of $19,793.83, of record in Book 6575, Page 843, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
is is improved (X) property, known as 521 Columbus Drive, Hermitage, Tennessee 37076
(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, estate, 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 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 our hand S this X 2nd day of X FEB. X 19 89

X Robert Charles Fish Robert Charles Fish
Robert Charles Fish

X Karen Emilie Fish
Karen Emilie Fish

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Charles Fish and wife, Karen Emilie Fish

the 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 and official seal at ~~XXXXXXXXXX~~ Mt. Juliet, Tenn. Tennessee, this X 2nd day of X Feb. 19X89

Commission expires X 1-19-91

X Beau R. Thomas
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

his oath / himself

upon (their several oaths) acknowledged (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

13215

IDENTIFICATION

MAR 3 8 32 AM '89

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

1955 03/03 0101 03CHECK 273.14

WARRANTY DEED

FROM

Robert Charles Fish and wife,
Karen Emilie Fish

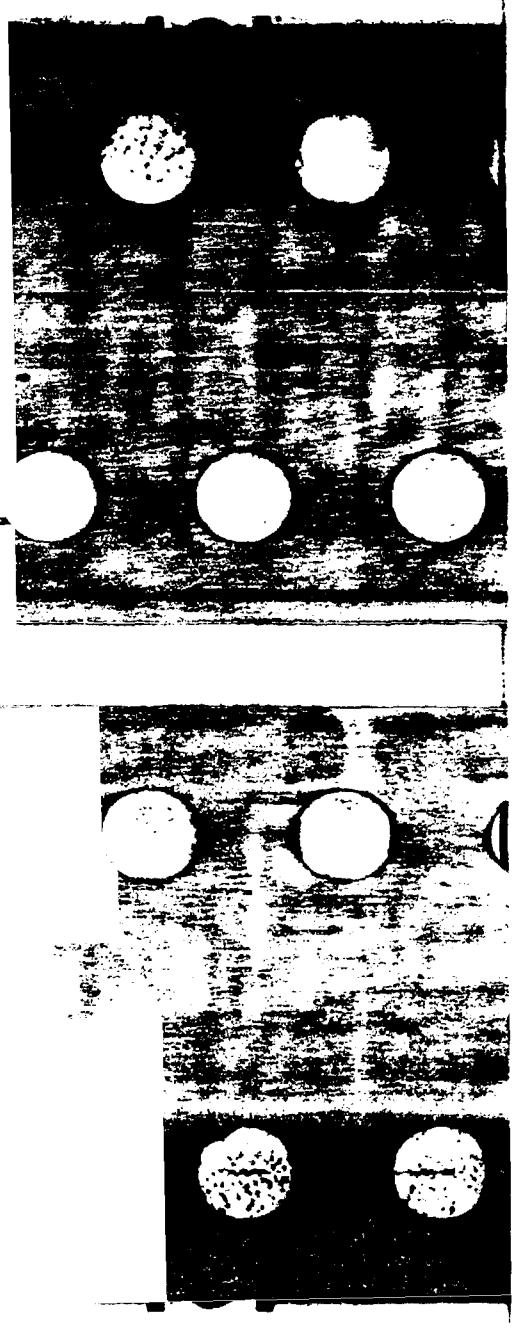
TO

Richard H. Thompson and wife,
Mary H. Thompson

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

MAMT 80793.83
ERR CO
MAMT 80793.83-
CAMT 80793.83
CON TX 266.64
PRFEE 0.50
RECRD 6.00
TOTAL 273.14
CHECK 273.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13215.

IDENTIFICATION

MAR 3 8 32 AM '89

FELIX Z. WILSON, II
REGISTER

03/03/89 01 08:34 0001 1955

No. 186536