File Box 43

BOOK 7821 PAGE 642

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 89

Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

X Jeffrey D Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| Jeffrey D. Weaver et ux (NAME) | National Mortgage Company (NAME) | 150-3-109 |
| 3119 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 2D-72142 |
| Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP) | Memphis, TN 38118 (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, Michael J. Philbin and William Ritchie Pigue d/b/a Justin Towne Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Weaver and his wife, Theresa L. Weaver

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. 9B on the Plan of Justin Towne Subdivision, Section II, of record in Book 5200, Page 459 and re-recorded as Zone Lot Division of Lots 8, 9, 10, 11 and 12 in Book 5200, Page 535, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly right-of-way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot No. 9; thence, leaving said right-of-way south 02 degrees 31 min. 14 sec. west 36.65 feet to a point; thence south 08 degrees 48 min. 22 sec. west 50.21 feet to a point; thence, south 2 degrees 06 min. 03 sec. east 41.17 feet to a point; thence, south 25 degrees 25 min. 15 sec. east 92.84 feet to a point; thence, north 84 degrees 44 min. 57 sec. west 54.71 feet to a point; thence north 02 degrees 06 min. 03 sec. west 203.71 feet to a point in the southerly right-of-way of Justin Towne Court; thence, with said right-of-way south 84 degrees 10 min. 00 sec. east 30 feet to the point of beginning and containing 5,696 square feet, more or less.

Being the same property conveyed to Michael J. Philbin and William Ritchie Pigue d/b/a Justin Towne Properties, by deed from Philhall Corporation of record in Book 6170, page 191 Register's Office for Davidson County, Tennessee.

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

This is improved (X) unimproved ( ) property, known as 3119 Justin Towne Court, (House Number) (Street) Antioch, TN 37013 (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 ti, 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 18th day of April, 1989

Michael J. Philbin and William Ritchie Pigue d/b/a Justin Towne Properties

By: Michael J. Philbin Michael J. Philbin

By: William Ritchie Pigue William Ritchie Pigue

STATE OF TENNESSEE
Davidson County

BOOK 7821 PAGE 643

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin and William Ritchie Pigue d/b/a Justin Towne Properties

the bargainor s, 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 18th day of April 1989

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed 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

7811 04/20 0101 03CHECK 164.90

WARRANTY DEED

FROM
Michael J. Philbin and
William Ritchie Pigue d/b/a
Justin Towne Properties

TO
Jeffrey D. Weaver

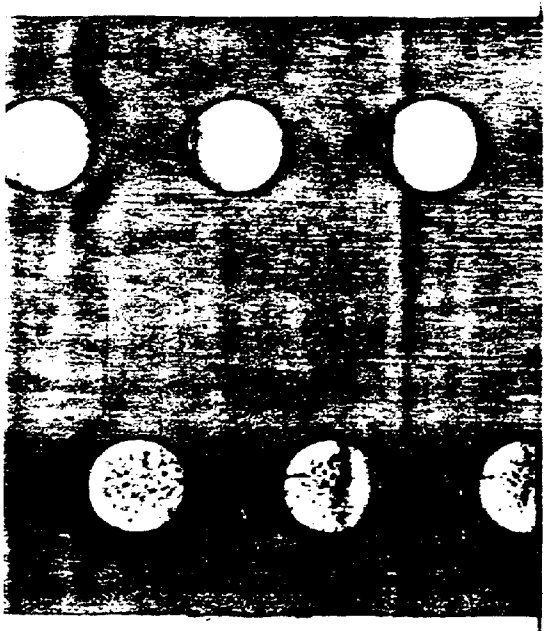
Theresa L. Weaver

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

26639

APR 20 3 35 PM '89





**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 48000.00
CON TX 158.40
PRFEE 0.50
WDEED 6.00
TOTAL 164.90
CHECK 164.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/89 01 15:35 0001 7811

26639

IDENTIFICATION

APR 20 3 35 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 202179