Box

File No: 8404-4

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| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Cleamon W. Ray | Same | Map 96-06 |
| 4095 Port Cleburne | Mortgagee | Par 212 |
| Hermitage, TN 37076 | | |

5469 05/12 0101 03CHECK 202.85

WARRANTY DEED

FOR AND IN CONSIDERATION 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, GEORGE A. FILSON and wife, CHLOE M. FILSON, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said CLEAMON W. RAY and wife, MARY B. RAY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Cloverhill Subdivision, Section 4, of record in Book 2133, page 82, Register's Office for Davidson County, Tennessee.

Beginning at a point in the south margin of Sinbad Drive at the corner of Lots 216 & 217; thence with the line between said lots, southerly 290.7 feet to a point in the northerly margin of Lot No. 215 on said Plan; thence with the line between Lots 215 & 216, easterly 162 feet to a point in the westerly margin of Cottonwood Drive; thence with the margin of the same, northerly 235.14 feet to a point at the beginning of a curve; thence around said curve, northwesterly 31.42 feet to a point in the southerly margin of Sinbad Drive; thence with the margin of the same, westerly 136.8 feet to the point of beginning.

Being the same property conveyed to Geroge A. Filson and wife, Chloe M. Filson, by deed from Thomas Eugene Howington, III and wife, Dorothy C. Howington, of record in Book 7332, Page 105, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 2133, Page 62, said Register's Office, deed of trust of record in book 5572, page 418, said Register's Office, a 75 foot TVA right of way easement, and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2954 Sinbad Drive, Nashville, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5572, page 410, said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CLEAMON W. RAY and wife, MARY B. RAY, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 10TH day of May, 1989.

George A Filson
GEORGE A. FILSON

Chloe M. Filson
CHLOE M. FILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $59,500.00.

Eleanor W. Ray
AFFIANT

Sworn to and subscribed before me this 10TH day of May, 1989.

David Cole
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Filson and wife, Chloe M. Filson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10TH day of May, 1989.

David Cole
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

32413

MAY 12 9 41 AM '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 59500.00
CON TX 196.35
PRFEE 0.50
WDEED 6.00
TOTAL 202.85
CHECK 202.85

05/12/89 01 09:42 0001 5469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32413

MAY 12 9 41 AM '89

No. 228903