Box 14
5733
99-980153-8

BOOK 7870 PAGE 301

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,900.00

Lester W. Whitson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester W. Whitson	Fidelity Federal Savings & Loan	161-140-A-12
617 L.W.W. (NAME)	(NAME)	
~~817~~ Andrew Rucker Lane	401 Union Street	6DU-52606
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(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, Hampton Construction and Maintenance Company, Inc.

T218 06/21 0101 03CHECK 544.07

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester W. Whitson and wife, Velma D. Whitson

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. 12, Thrible Springs Estates, Phase I, of record in Plat Book 6900, page 312, amended in Plat Book 6900, page 313, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts a total of 61 feet on the southerly side of Andrew Rucker Lane and runs back 125.49 feet on the westerly lot line and 144.42 feet on the easterly lot line to a line in the rear which measures 109.71 feet thereon.

Being the same property conveyed to Hampton Construction and Maintenance Company, Inc. by deed from Rucker Ltd., a Tennessee limited partnership as of record in Book 7677, page 159, said Register's Office.

This conveyance is made subject to:
If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

The Plan of record in Book 6900, page 312, amended in Book 6900, page 313, said Register's Office, shows an Owner's Certificate, a 20 foot minimum buiding setback line from Andrew Rucker Lane and from the rear lot line, a 20 foot public utility easement on the front lot line, a 10 foot public utility and drainage easement on the rear lot line and a 2.5 x 25 foot anchor easement on the northeasterly and northwesterly lot lines. (See Reverse Side)

This is (X) unimproved ( ) improved property, known as 617 V.W. ~~817~~ Andrew Rucker Lane, Nashville, Tennessee 37211
(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 his hand this 16th day of June, 19 89

Hampton Construction and Maintenance Company, Inc.,
By:
Leon Hampton, President

RECEIVED FOR RECORD
JUN 21 1 39 PM '89
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

4 2 6 9 6 2.

STATE OF TENNESSEE
Davidson County

BOOK 7870 PAGE 302

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Leon Hampton

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the Hampton Construction _____ a corporation, and that he as such President _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____.

Witness my hand and official seal at Nashville, Tenn., this 16th day of June, 1989.

Commission Expires 3/27/93 _____ Notary Public

ELAINE NORFLEET LAPPAGE
NOTARY PUBLIC
STATE OF TENNESSEE

WARRANTY DEED

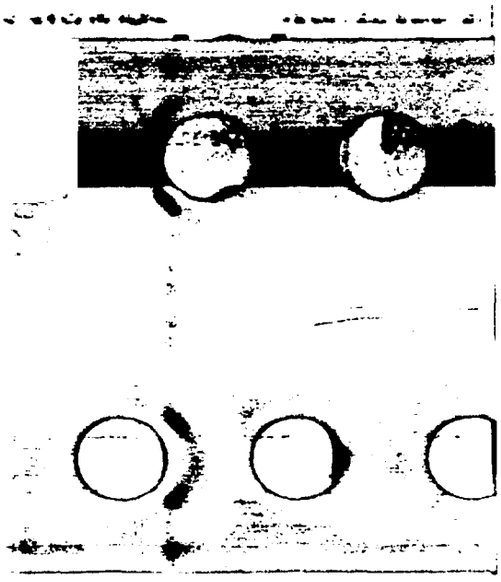
FROM Hampton Construction, and Maintenance Company, Inc.,

TO Lester W. Whitson and wife, Velma D. Whitson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
NOTE: All lots contain a 10 foot utility and/or drainage easement along the rear lot line.
NOTE: All lots contain a 20 foot utility easement along the front lot line.
NOTE: All front street setbacks shall be a minimum of 20 feet unless otherwise noted.A
NOTE: All side street setbacks shall be a minimum of 10 feet.
NOTE: All side yard setbacks shall be a minimum of 5 feet.
NOTE: All rear yard setbacks shall be a minimum of 20 feet.
NOTE: Access for Lots 5 and 6 is restricted to Andrew Rucker Lane frontage.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7231, page 59, said Register's Office.
By-Laws of record in Book 7231, page 100, said Register's Office.
A cemetary easement created by a certain family graveyard located on the property, together with rights of ingress and egress thereto, as reserved in Minute Book J, page 353, and as set out in Deed Book 7143, page 941, said Register's Office.
The right of way of W. J. Guthrie, if any, to a road as reserved in a warranty deed dated January, 1908, recorded May 6, 1935 in Book 972, page 69, said Recister's Office.

Reservation of forty-five(45) feet for a future right-of-way, as shown on survey of Joseph G. Petrosky Associates, Inc., dated May 22, 1986, revised on May 19, 1985.
Deed of Conveyance to Metro Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services in Book 7593, page 468 and in Book 7593, page 503, said Register's Office, dated May 25, 1988.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7870 PAGE 303

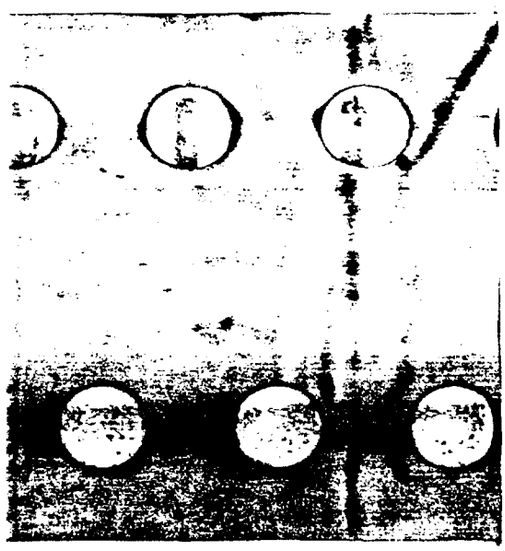
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 162900.00
				CON TX 537.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 544.07
				CHECK 544.07
			06/21/89 01	13:36 0001 7218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4 2 9 9 2

IDENTIFI REFERENCE

Jun 21 1 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221522