mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

WALTER V. LANCASTER ET UX
792 OLD DICKERSON ROAD
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER: 4661 10/11 0101 03CHECK 301.09

MAP 25-15
PARCEL 36

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,325.01.

Walter V Lancaster
AFFIANT

Subscribed and sworn to me, this the 27TH day of SEPTEMBER, 1989

Denise C. Allen
Notary Public
My commission expires: 5-1-92

7 3 1 3 6

IDENTIF. TREFERENCE

Oct 11 9 48 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including GRANTEES assuming a certain unpaid indebtedness of record in Book 6818, page 897, Register's Office for DAVIDSON County, Tennessee, which GRANTEES promise to pay and agree to hold GRANTORS harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DEBRA D. KINSLOW, UNMARRIED, AND ROBERT E. COGGINS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER V. LANCASTER ET UX, SANDRA H. LANCASTER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This conveyance is subject to GRANTOR DEBRA D. KINSLOW'S right to redeem the property in the event Grantees fail for three (3) consecutive months to make timely payments on the mortgage which is assumed by Grantees. In the event GRANTOR DEBRA D. KINSLOW exercises this right to redeem said property, said GRANTOR shall take immediate possession of said property.

This is improved property known as 792 OLD DICKERSON RD., GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 27TH day of SEPTEMBER, 1989.

"GRANTORS"

Debra D. Kinslow

DEBRA D. KINSLOW

Robert E. Coggins Jr.

ROBERT E. COGGINS

"GRANTEES"

Walter V. Lancaster

WALTER V. LANCASTER

Sandra H. Lancaster

SANDRA H. LANCASTER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA D. KINSLOW, the within named bargainor, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH DAY OF SEPTEMBER, 1989.

Denise C. Ellis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. COGGINS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 27TH DAY OF SEPTEMBER, 1989.

Denise C. Ellis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER V. LANCASTER ET UX, SANDRA H. LANCASTER, the within named BARGAINORS, with whom I am personally acquainted, (or who proved to me upon satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH DAY OF SEPTEMBER, 1989.

Denise C. Ellis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 2, Rolling Meadows Subdivision, a plat of which is of record in Book 6250, page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

FRONTING 97.21 feet more or less along Old Dickerson Road, and running back between lines measuring 248.8 feet more or less on the westerly line and 243.91 feet more or less on the easterly line to a rear line on which measures 109.28 feet more or less.

BEING the same property conveyed to Debra D. Kinslow, by Quitclaim Deed from Walter V. Lancaster et ux, Sandra H. Lancaster, of record in Book 7804, page 142, Register's Office for Davidson County, Tennessee. Debra D. Kinslow subsequently quitclaimed her right, title and interest in and to said property to herself and Robert E. Coggins, as joint tenants with right of survivorship, by Quitclaim Deed of record in Book 7804, page 144, Register's Office for Davidson County, Tennessee. Debra D. Kinslow and Robert E. Coggins are the Grantors herein.

EXHIBIT 'B'

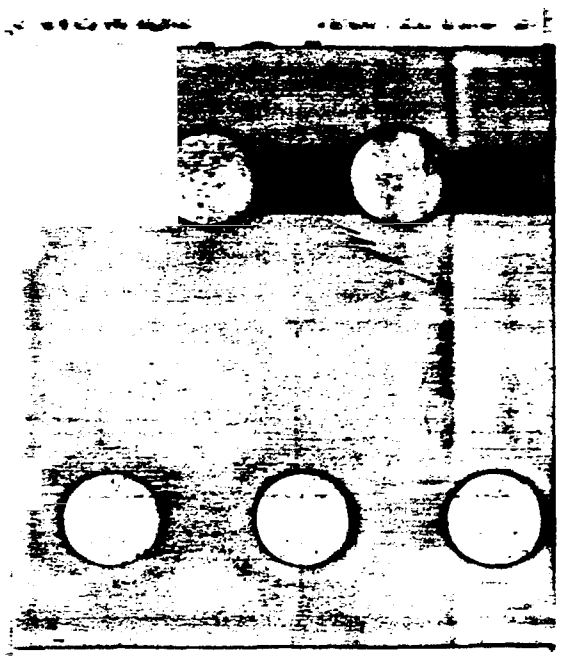
1. Real property taxes 1989 and for all future years.

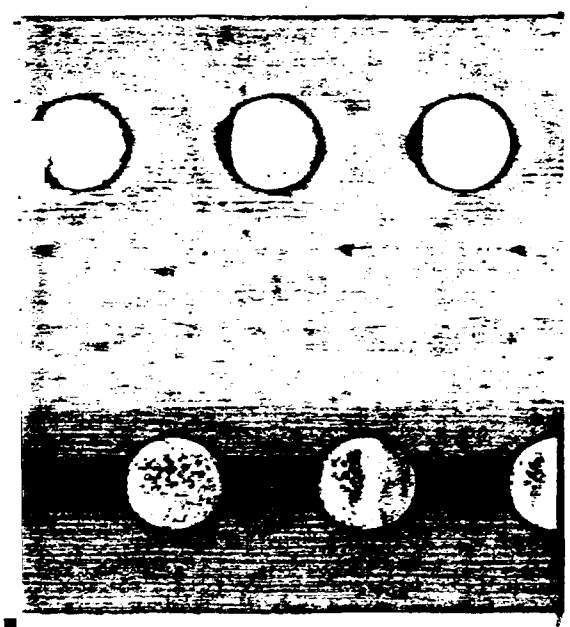
2. Deed of Trust executed by Donald O. Hayes et ux, Judith D. Hayes to Commonwealth Title Agency of Nashville, Inc., Trustee, of record in Book 6818, page 897, said Register's Office, to secure to First Investment Company the payment of one note dated March 31, 1986, in the original principal amount of $76,500.00, due and payable as set forth therein.

3. Plan of record in Book 6250, page 173, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Old Dickerson Road and a 10-foot easement for public utility purposes along the rear and front lines of said lot.

4. Restrictions of record in Book 6541, page 460, said Register's Office.

5. A 5 X 50-foot utility anchor easement located on the southwest corner of said lot.





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

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 538

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 87325.01
CON TX 288.09
PRFEE 1.00
WDEED 12.00
TOTAL 301.09
CHECK 301.09
10/11/89 01 09:49 0001 4661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73136

IDENTIF. REFERENCE

OCT 11 9 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256836