Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike 5395 01/24 0101 03CHECK 832.00
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8030 PAGE 895

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
LINEBERRY PROPERTIES, INC. 116 Lineberry Blvd. Suite 301 Mt. Juliet, TN 37122	Same as New Owner	Map 26 Parcel 65

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDDIE R. TOWNSEND and wife, LOUANNE D. TOWNSEND, a/k/a LUANNE D. TOWNSEND, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto LINEBERRY PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as 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 located in the 10th Civil District of Davidson County, Tennessee.

Beginning at the northeast corner of Lot No. 1 of the Subdivision of Bill Creek Subdivision, of record in Plat Book 4715, Page 33, in the Register's Office for Davidson County, Tennessee, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the north line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the northwest corner of said subdivision; thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' East 48 feet to the point of beginning, containing 4,800 square feet.

Being the same property conveyed to Eddie R. Townsend and wife, and wife, Louanne D. Townsend by deed from McMahan Chevrolet Inc. of record in Book 5386, Page 394, Register's Office for Davidson County, Tennessee.

The correct name for Louanne D. Townsend is Luanne D. Townsend.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable.

2. Subject to easement for right of way granted to Statewide Enterprises, Inc. of record in Book 4344, page 113, said Register's Office.

And we, the GRANTORS, 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.

WITNESS our hands on this the 18th day of January, 1990.

LINEBERRY PROPERTIES, INC.

BY: _____
DEWEY L. LINEBERRY, PRESIDENT

_____
EDDIE R. TOWNSEND

_____
LUANNE D. TOWNSEND, a/k/a LUANNE D. TOWNSEND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE R. TOWNSEND and wife, LUANNE D. TOWNSEND, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of January, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared DEWEY L. LINEBERRY, with whom I am personally acquainted (or proved to me on the basis of satisafctory evidence), and who acknowledged that he is the PRESIDENT of LINEBERRY PROPERTIES, INC., the within named bargainor, a corporation, and that he as such authorized officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such PRESIDENT.

WITNESS my hand and official seal at office, this the 18TH day of JANUARY, 1990.

_____
NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 18TH day of JANUARY, 1990.

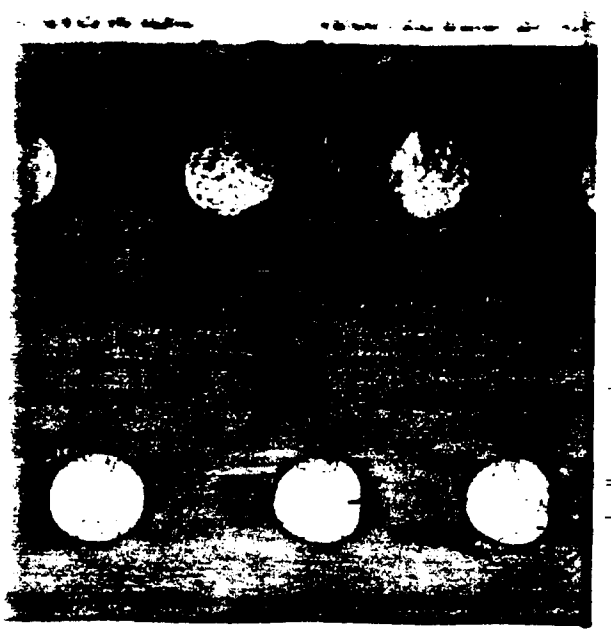
_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

98292

IDENTIF. REFERENCE

Jan 28 8 53 AM



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

RECEIVED OF _____

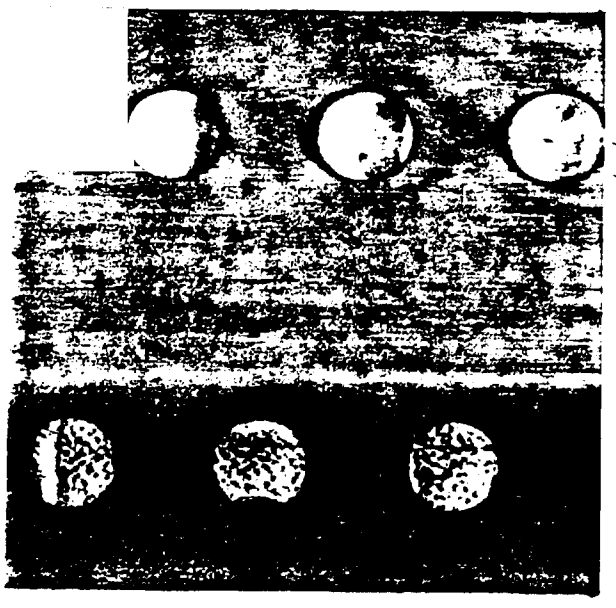
FOR _____

BOOK 8030 PAGE 897

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT
250000.00



ERR CO
MAMT 250000.00-
CAMT 250000.00
CON TX 825.00
PRFEE 1.00
UCFEE 6.00
TOTAL 832.00
CHECK 832.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/90 01 08:55 0001 5395

98292

IDENTIF. T REFERENCE

JAN 24 8 53 AM '90

FELIX Z. DAVIDSON COUNTY TN.

No. 287475