Mail

BOOK 8111 PAGE 800

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

ADDRESS NEW OWNER:

RALPH H. DRAKE ET UX
1332 DICKERSON RD. S.
NASHVILLE, TN 37207

MAP/PARCEL NUMBER:

MAP 71-04
PARCEL 19

2809 05/18 0101 03CHECK 77.65

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00, THIS THE 16TH DAY OF MAY, 1990.

Ralph H. Drake
AFFIANT

Subscribed and sworn to me, this the 16TH day of MAY, 1990.

Notary Public
My commission expires: 5-11-92

27229

IDENTIFICATION REFERENCE

MAY 18 10 11 AM '90

FILED & RECORDED

STATE OF TENNESSEE

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, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARGARET ELIZABETH HOOD, AN UNMARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RALPH H. DRAKE ET UX, RUBYE A. DRAKE, 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 GRANTOR 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 is improved property known as 2606 WOODYHILL DRIVE, NASHVILLE, TN.

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, I covenant that I AM 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.

I further covenant and bind MYSELF and MY 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 my hand this 16TH day of MAY, 1990.

Margaret Elizabeth Hood,
By her attorney in fact.
Carl McKinney

MARGARET ELIZABETH HOOD, BY HER
ATTORNEY-IN-FACT, CARL McKINNEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL McKINNEY, to me known to be the person who executed the foregoing instrument in behalf of MARGARET ELIZABETH HOOD, AN UNMARRIED WOMAN and acknowledged that HE executed the same as the free act and deed of the said MARGARET ELIZABETH HOOD, AN UNMARRIED WOMAN, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 16th day of May, 1990.

Denise C. Akins
Notary Public

My Commission Expires: 5-11-92

EXHIBIT 'A'

LAND IN Davidson County, Tennessee, being Lot No. 220 on the Plan of Joywood Heights, Section II, as of record in Book 1130, page 92, Register's Office for said County.

Said Lot No. 220 fronts 60 feet on the westerly side of Woodyhill Drive and runs back 192.7 feet on the southerly line and 192.9 feet on the northerly line to a dead line, measuring 60 feet thereon.

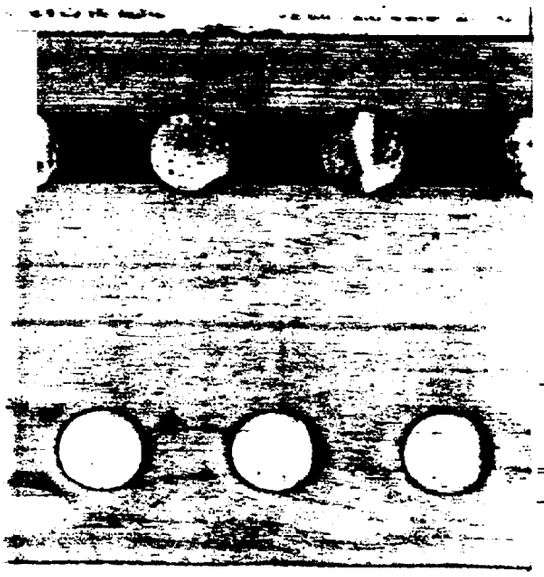
Being the same property conveyed to Margaret Elizabeth Hood by Deed from J.B. Elizer, of record in Book 4318, page 180, Register's Office for Davidson County, Tennessee.

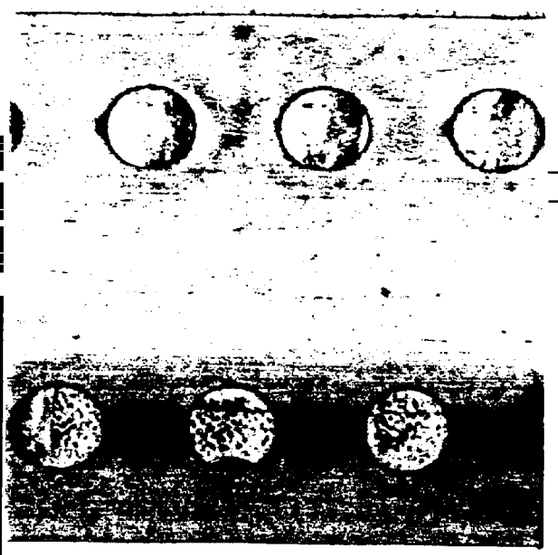
EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 1130, page 92, said Register's Office, which include a 30-foot minimum building setback line from Woodyhill Drive, and a 10-foot public utility and drainage easement along the rear of the lot.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage between Edwin Reynolds et ux, and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4159, page 70, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8111 PAGE 803

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
			CAMT 20500.00	
			CON TX 67.65	
			PRFEE 1.00	
			MDEED 9.00	
			TOTAL 77.65	
			CHECK 77.65	
05/18/90	01		10:15 0001 2809	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27229

IDENTIFI REFERENCE

MAY 18 10 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 320247