PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30371)

PEYTON WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 40000.00

Affiant

Sworn and subscribed before me this
21st day of August, 1990.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
John T. King
515 Anderson Lane
Madison, TN 37115

**MORTGAGEE:**
NONE

**MAP-PARCEL NUMBERS**
043-06-007
11D-23260

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Faye Beaty Tash, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John T. King and Mary L. Wright, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being part of Lot No. 28, on the Map of Dixie Pure Food Company's Subdivision, as of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, being Lot No.3, on the unrecorded plan of the Subdivision of part of Lot No. 28, on said Dixie Pure Food Company's Subdivision, described according to a survey made by Blanchard & Parrish, Surveyors, May 31, 1937.

SAID Lot No. 3 fronts 144.5 feet on the northerly margin of Anderson Lane and extends back 461.7 feet on the easterly line and 461.6 feet on the westerly line to a dead line in the rear, measuring 109.2 feet thereon.

BEING part of the same property conveyed to H. C. Tash by deed from Bransford Realty Company of record in Book 1118, page 55 Register's Office for Davidson County, Tennessee. H. C. Tash subsequently died intestate leaving Verna Tash and Charles T. Tash as his only heirs at law. A deed conveying the property from Charles T. Tash and Verna Tash to Charles T. Tash and Verna Tash is of record in Book 5366, page 941, said Register's Office. Verna Tash subsequently died and devised her interest in the subject property to Charles T. Tash by Will of record in Will Book 145, page 154 in the Davidson County Probate Court Clerk's Office. Charles T. Tash conveyed the property through Trustee William G. Wilkinson to Charles T. Tash and wife, Faye Beaty Tash by Deed of record in Book 6220, page 311, said Register's Office. Charles T. Tash has since died leaving Faye Beaty Tash as the surviving tenant by the entireties.

The property herein conveyed is subject to restrictive covenants of record in Book 900 Page 157, Book 1539, page 179 and Book 1539, page 193 said Register's Office, and to the matters set forth in the referenced Plan of record.

5 1 4 0 3 — IDENTIFICATION — Aug 22 10 04 AM '90 — RECORDING FEE

2305 08/22 0101 03CHECK 139.00

**This is improved property, known as:** 515 Anderson Lane, Madison, TN 37115

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of August, 1990.

Faye Beaty Tash
**Faye Beaty Tash**

**State of Alabama**
**County of** Jefferson

On this 20th day of August, 1990, before me the undersigned authority, personally appeared Faye Beaty Tash, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARIAL SEAL — LINDA K. MARTIN — NOTARY PUBLIC — ALABAMA

My Commission Expires: 12-6-93

Linda K Martin
Notary Public

W&I 1269

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8179 PAGE 933

| | | |
|---|---|---|
| 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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

08/22/90 01 10:07 0001 2305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51403

INSTRUMENT REFERENCE

Aug 22 10 04 AM '90

FELIX Z. WILSON, II
REGISTER

No. 348709