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52269

THIS INSTRUMENT PREPARED BY:

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

FILED FOR RECORD
AUG 24 3 23 PM '90
DAVID M. CRAIGMILES
REGISTER

NEW OWNER:

Jon Sheridan and Nicholas D. Verban, Jr.
3606 General Bates Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:

MAP: 118-13
PARCEL: 23-165 22-166

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 all of which are hereby acknowledged, I/We, Ruthie G. Reynolds, unmarried, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Jon Sheridan and Nicholas D. Verban, Jr., the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 23 on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, together with the northwest part of Lot No. 22 on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office, Davidson County, Tennessee, described as follows: Beginning at a point in the easterly margin of Gen. W. B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an easterly direction and crossing Browns Creek 127 feet to a concrete monument; thence with said creek in a southwesterly direction 155.9 feet to a point in the easterly margin of Gen. W. B. Bates Drive; thence with said Drive in a northerly direction 120 feet, more or less, to the point of beginning and being a triangular shaped parcel of land. Said Lot No. 23 and part of Lot No. 22 front together 246.3 feet, more or less, on the easterly margin of Gen. W. B. Bates Drive as one tract of land, said parcel measures 168 feet on the northerly lot line and 120.9 feet on the southerly lot line. Witness line of Browns Creek which flows along the rear of property. This conveyance is made subject to building lines of record in Plat Book 1130, page 2, said Register's Office and a 10 foot easement along the southerly lot line. This conveyance is made subject to a sewer easement of record in Book 3344, page 230, said Register's Office.

Being the same property conveyed to Ruthie G. Reynolds, unmarried by Warranty Deed of record in Book 6135, Page 753, Register's Office for Davidson

County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property commonly known as 3606 General Bates Drive, Nashville, Tennessee 37204.

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(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 22nd day of August, 1990.

Ruthie G Reynolds
by Vickie Kindred

Ruthie G. Reynolds
BY: Vickie Kindred, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 1990, before me, personally appeared Vickie Kindred, to me known to be the person who executed the forgoing instrument in behalf of Ruthie G. Reynolds acknowledged that she executed the same as the free act and deed of said Ruthie G. Reynolds.

NOTARY PUBLIC

My Commission Expires: 3-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The actual consideration or value, whichever is greater for this

transfer is $ 65500.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 1990.

Notary Public

My commission expires 3-10-91



3290 08/24 0101 03CHECK 226.15

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

RECEIVED OF _____

FOR _____

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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	65500.00
CON TX	216.15
PRFEE	1.00
WDEED	9.00
TOTAL	226.15
CHECK	226.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/24/90 01 25127 0001 3290

5.2269

IDENTIFICATION REFERENCE

Aug 24 3 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349684