| [ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| [Bradford S. Watson | Troy & Nichols, Inc. | |
| [Patricia L. Baines | ATTN: Tax Department | Map and Parcel |
| [613 Topeka Drive | P.O. Box 4025 | |
| [Hermitage, TN 37076 | Monroe, LA 71211-4025 | 075-07-0 097.00 |
| [ | | |

[ This instrument prepared by: Cindy S. Smith, Attorney at Law,
[ 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

## 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas A. Asay and wife, Lela J. Asay,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bradford S. Watson, unmarried, and Patricia L. Baines, unmarried,** the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 211 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 80.00 feet on the northerly margin of Topeka Drive and runs back between two lines, 183.24 feet on the westerly line and 160.0 feet on the easterly line to a line in the rear, measuring 83.31 feet thereon.

Being the same property conveyed to Thomas a. Asay and wife, Lela J. Asay by deed from Ralph W. Hovey and wife, Mary E. Hovey, of record in Book 4569, page 759, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 613 Topeka Drive, Hermitage, TN 37076.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4175, Page 12, said Register's Office and all matters therein; (2) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees;(4) Restrictive Covenants of record in Book 4228, Page 457, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $82,500.00
[
[ Affiant
[Subscribed and sworn before me this 2nd day of May
[19 94.
[ Notary Public
[ My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF,** the Grantors have caused this Deed to be executed this 21st day of May, 1991.

Thomas A. Asay

Lela J. Asay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Thomas A. Asay and wife, Lela J. Asay, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 1991.

Notary Public
My Commission Expires: 7-23-94

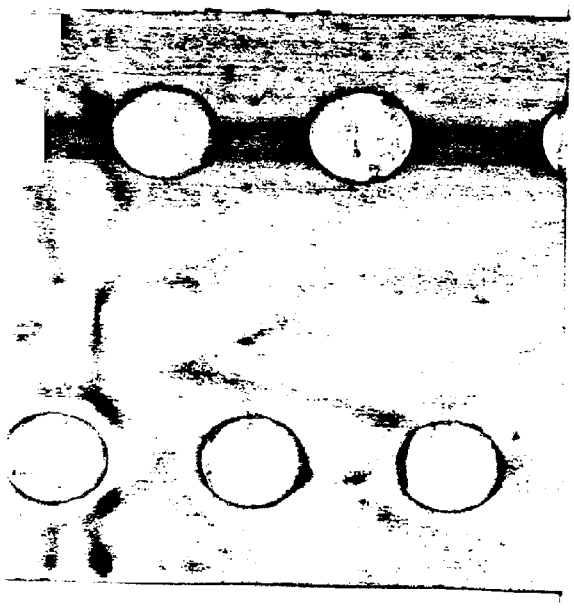
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

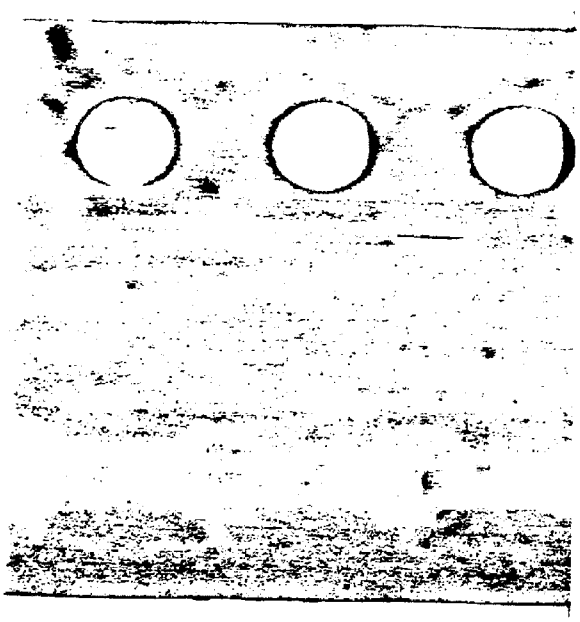
16566

IDENTIFICATION REFERENCE

MAY 23 10 47 AM '91

4699 05/23 0101 03CHECK 279.25





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 143

| | | |
|---|---|---|
| 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 82500.00
CON TX 272.25
PRFEE 1.00
WDEED 6.00
TOTAL 279.25
CHECK 279.25

05/23/91 01 10:51 0001 4699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16566

IDENTIFICATION REFERENCE

MAY 23 10 47 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 424274