#97466

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CKW)
2700 First American Center
Nashville, Tennessee 37238

BOOK 8475 PAGE 88

**GENERAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Philip Michael Walden<br>3925 Woodlawn Drive<br>Nashville, Tennessee | Same | 116-4-156 |

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 of which is hereby acknowledged, PERRY M. PARROTT, JR. and wife, LYNN B. PARROTT ("Grantors") have bargained and sold, and by these presents transfer and convey unto PHILIP MICHAEL WALDEN ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 8 of a subdivision of Block A of W.W. Hart's Residence on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County, described according to September 28, 1979 survey by John B. Kohl, III,Tennessee Registered Surveyor, No. 100, as follows:

Beginning at a point on the southerly margin of Woodlawn Avenue at the common front corner of Lots Nos. 1 and 8 said point also being located westwardly 150.0 feet from the westerly margin of Wilson Avenue; thence with the line between Lot 8 and Lots 1, 2 and 3, southwardly 395.4 feet to the northerly margin of a 12 foot alley; thence, with said margin westwardly 158.1 feet to the common rear corner of Lots Nos. 7 and 8; thence, with the line between Lot 8 and Lots 7, 6 and 4, northwardly 395.4 feet to a point on the southerly margin of Woodlawn Avenue; thence, with said margin eastwardly 157.0 feet to the point of beginning.

Being the same property conveyed to Grantors by deed of record in Book 7904, page 24. The foregoing description is the same as in said deed.

This is improved property known as 3925 Woodlawn Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Easement of record in Book 3912, page 156, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 3944, page 5, said REgister's Office.

3. Deed of Trust of record in Book 8160, page 744, as assigned in Book 8323, page 573, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 23rd day of October, 1991.

PERRY M. PARROTT, JR.

LYNN B. PARROTT

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Perry M. Parrott, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 1991.

Charles K. Wiley
Notary Public

My Commission Expires:

9-25-93

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Lynn B. Parrott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 1991.

Charles K. Wiley
Notary Public

My Commission Expires:

9-25-93

STATE OF Tennessee )
)
COUNTY OF Davidson )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $545,000.00.

Affiant

Sworn to and subscribed before me this 30th day of October, 1991.

Notary Public

My Commission Expires:

5-22-93

5,829 1

IDENTIFICATION

OCT 30 4 06 PM '91

7479 10/30 0101 03CHECK 2026.50

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8475 PAGE 91

| | | |
|---|---|---|
| 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
545000.00
CON TX 2016.50
PRFEE 1.00
WDEED 9.00
TOTAL 2026.50
CHECK 2026.50

10/30/91 01 16:07 0001 7439

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

5.8.2.9 I.

IDENTIFICATION REFERENCE

OCT 30 4 06 PM '91

**No.** 472127