93 AUG 16 PM 3:09
REGISTER
DAVIDSON COUNTY, TN.

525577
IDENTIF. & REFERENCE

This instrument prepared by:
William S. Carman, Sr., Attorney
136 Fourth Avenue N.
Franklin, Tn 37064
No #012591
Telephone (615) 791-0067

mail

BOOK 9048 PAGE 738

| NEW OWNERS | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Elaine V. Griffith Henry-King<br>3981 Atkins Drive<br>Nashville, TN 37211 | BancBoston<br>P. O. Box 989<br>Jacksonville, FL<br>32231 | Map 134-09<br>Parcel 052.00<br>5DU - 7760 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0327 08/16 0101 03CHECK 330.90

The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Elaine V. Griffith Henry-King
AFFIANT

Sworn to and subscribed before me
this 13th day of August, 1993.

Leslie Buffaloe
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 24, 1997

**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 considerations, the receipt and sufficiency of which is hereby acknowledged, We, Nicholas E. Ward and wife, Elizabeth A. Ward, hereinafter called the **"Grantors"**, have bargained and sold and by these presents do transfer and convey unto Elaine V. Griffith Henry-King, hereinafter called the **"Grantee"**, her heirs and assigns (its successors and assigns), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**Being Lot No. 28 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Nicholas E. Ward and wife, Elizabeth A. Ward by deed from Fox Ridge Homes, Inc., of record in Book 8007, page 980, Register's Office for Davidson County, Tennessee.**

**This conveyance is expressly made subject to the following:**

1. Davidson County Property Taxes for 1993 and subsequent years, a lien, but not yet due and payable.

2. The Plan of record in Plat Book 6900, page 666, said Register's Office, a 10-foot easement for public utility and drainage purposes along the northerly and easterly line of said lot with a 5 Y 25-foot utility anchor easement located on the southwesterly front corner of said lot.

3. Easement of record in Book 3103, page 37, said Register's Office.

4. Storm Water Detention Agreement in Book 7262, page 388, said Register's Office.

5. Surveyor's Certificate of Correction in Book 7574, page 894, said Register's Office.

6. Restrictive Covenants of record in Book 7632, page 947, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey.

And Grantors do further covenant and bind Grantors, its heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whosoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, we have set our hands on the date set forth hereinbelow.

8-13-93
DATE

Nicholas E Ward
NICHOLAS E. WARD

8-13-93
DATE

Elizabeth A Ward P.O.A.
ELIZABETH A. WARD

STATE OF TENNESSEE

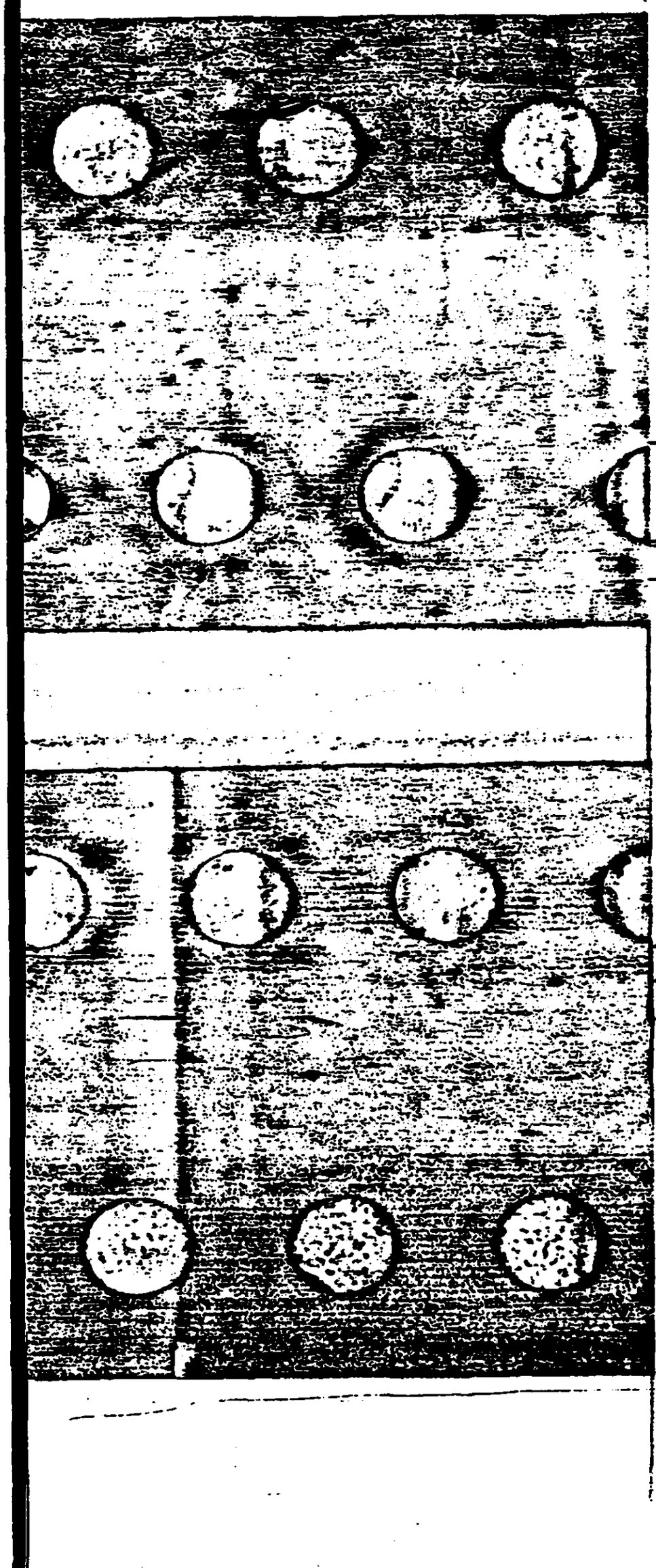
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared NICHOLAS E. WARD AND ELIZABETH A. WARD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained by signing their names as Grantors.

Witness my hand and seal, at office in Franklin, Tennessee, this 13th day of August, 1993.

Leslie Ruffner
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 24, 1997



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9048 PAGE 740

| | | |
|---|---|---|
| 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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/18/93 01 0001 0327

52577
IDENTIF. ↑ REFERENCE

93 AUG 16 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 686661