13190

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY:

Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, Tn 37201
(615) 259-9222

BOOK 9533 PG 625

DAVIDSON CO. TN.

9548 12/01 0101 03CHECK 76.27

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Patricia George 3718 Bear Hollow Road Whites Creek, TN 37189	Same	22/180

FOR AND IN CONSIDERATION of the assumption of a loan with a current principal balance of $17,130.98 to James I. Caldwell, III and David R. Wade, III, as Lenders, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roger L. Robinson, as Grantor, has bargained and sold and by these presents does transfer and convey unto the said Patricia George, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin the same being the northwest corner of a 10 acre tract heretofore conveyed to Stedman and Terry; thence with the north line of Stedman and Terry, north 78 deg. 01' 12" east 511.53 feet to an iron pin; thence north 3 deg. 50' 04" east 39.74 feet to the point of beginning of the tract herein conveyed and the same being the southwest corner of the tract conveyed; thence north 3 deg. 50' 40" east 271.62 feet to a point in the old log road; thence with the old log road north 87 deg. 57' 15" east 84.29 feet; north 64 deg. 02' 17" east 207.72 feet; north 62 deg. 06' 35" east 140.72 feet; north 67 deg. 39' 30" east 196.63 feet; north 34 deg. 11' 40" east 145.97 feet and north 16 deg. 51' 09", east 176.17 feet to a point; thence leaving the old log road, south 45 deg. 27' 04" east 729.90 feet to an iron pin; thence south 73 deg. 36' 44" west 725.66 feet to an iron pin; thence south 81 deg. 56' 49" 558.28 feet to the beginning, containing 10 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

RESTRICTIONS: 1. No junk vehicles allowed; 2. No commercial timbering allowed; 3. $10.00 late charge for late payments of 15 or more days; 4. No mobile homes or modular homes without R.R. covering required from structure to ground; 5. Pro-rata upkeep of roadway easement into property.

BEING the same property conveyed to Roger L. Robinson by Installment Deed from James I. Caldwell, III and David R. Wade, III, of record in Book 7340, Page 938, Register's Office for Davidson County, Tennessee, and the indebtedness is assumed by the Grantee in Assumption and Release Agreement of record in Book 9533, Page 622, Register's Office for Davidson County, Tennessee.

R.R.

This Warranty Deed is secured by a vendor's lien retained by James I. Caldwell, III and David R. Wade, III, and a Note secured having a current principal balance of $2,510.35 owed to David R. Wade, III.

The real estate description contained in this document was prepared from information provided by the parties and the preparer of this document assumes no obligation for the accuracy of said description and makes no warranties.

Property taxes for 1994 were paid by the Grantor prior to closing. Possession upon delivery of deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF, I have set our hands on this 22nd day of November, 1994.

Roger L. Robinson
ROGER L. ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public of said State and County, Roger L. Robinson with whom I am personally acquainted and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

9-24-96

BOOK 9533 PG 627

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,130.98.

Patricia R. Hodges
AFFIANT

Sworn to and Subscribed before me, this the 22nd day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

9-21-96

wadepgwd



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

RECEIVED OF _____

FOR _____

BOOK 9533 PG 628

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 17130.98
CON TX 63.27
PRFEE 1.00
WDEED 12.00
TOTAL 76.27
CHECK 76.27

12/01/94 01 09:30 0001 8648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13190
IDENTIF. # REFERENCE

DEC -1 AM 9:30
REGISTER
DAVIDSON COUNTY, TN.

No. 858671