0086688

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36187
Dav. Co. File: Box 8

95 AUG -7 AM 10: 11

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9754 PG 262

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jane Anne Filson Pilkinton<br>Robert Dale Pilkinton, Jr.<br>621 Westover Avenue<br>Nashville, Tennessee 37205 | New Owner |

**TAX MAP-PARCEL NUMBERS: 130-2-37**

# *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 consideration, the receipt of which is hereby acknowledged, the undersigned **Steve G. Fridrich, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Anne Filson Pilkinton and spouse, Robert Dale Pilkinton, Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 14 on the plan of The Resubdivision of Lots 14 and 15 Golf & Country Club Land Company's Subdivision, of record in Book 8250, page 414, Register's Office for said County.

SAID Lot No. 14 fronts 90.30 feet on the broken westerly margin of Westover Avenue and extends back 229.53 feet on the northeasterly line and 262.15 feet on the southwesterly line to a dead line in the rear, measuring 78.74 feet thereon.

BEING part of the same property conveyed to Steve G. Fridrich, a single person, by deed from C. Hayes Cooney and spouse, Patsy M. Cooney of record in Book 9620, page 56, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 621 Westover Avenue, Nashville, Tennessee 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of August, 1995.

**Steve G. Fridrich**

**State of Tennessee**
**County of Davidson**

On this 3rd day of August, 1995, before me the undersigned authority, personally appeared **Steve G. Fridrich**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 429000.00

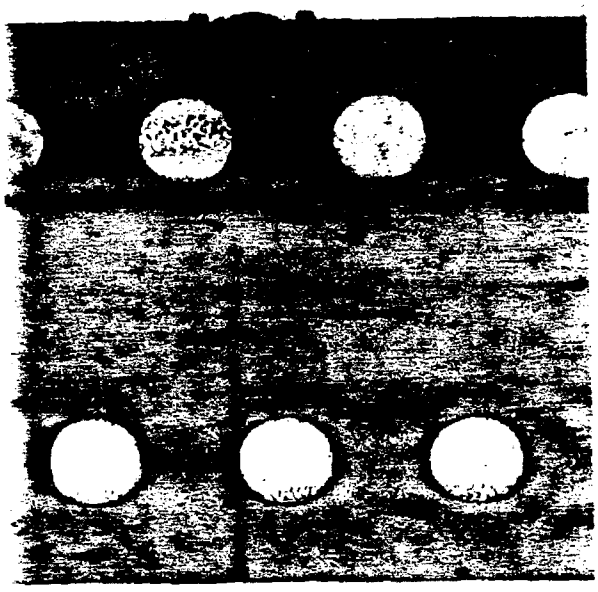
Affiant

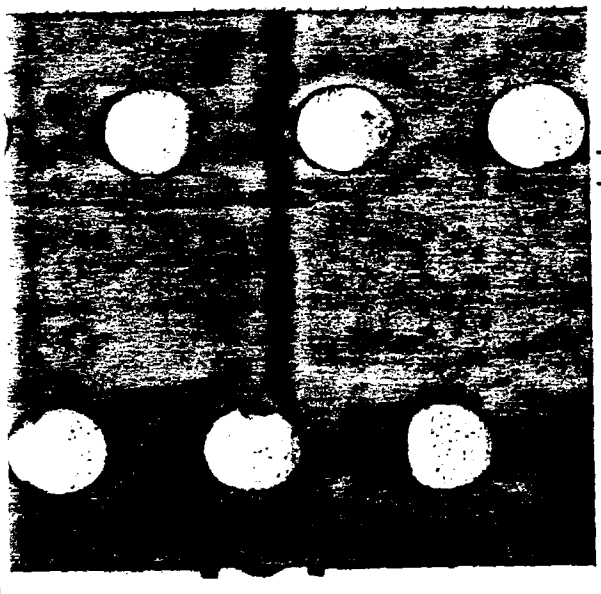
Sworn and subscribed before me on the 3rd day of August, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

9395 08/07 0101 03CHECK 1596-30





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

RECEIVED OF _____

FOR _____

BOOK 9754PG264

| | | |
|---|---|---|
| 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
429000.00
CON TX 1587.30
PRFEE 1.00
WDEED 8.00
TOTAL 1596.30
CHECK 1596.30
08/07/95 01 10:12 0001 9395

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

0086688
IDENTIF. ← REFERENCE

95 AUG -7 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**938415