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: (cmw) Title No: 37104
Dav. Co. File: Box 8

BOOK 9849 PG 850

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John Frankenfield<br>Monte S. Frankenfield<br>405 Hiawatha Court<br>Nashville, TN 37221 | SAME |

**TAX MAP-PARCEL NUMBERS: 145-07-047 OH 25012**

# *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 **Thomas John and spouse, Mary John,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Frankenfield and spouse, Monte S. Frankenfield,** 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. 8 on the plan of Revised Plan of Inns of Granny White, of record in Book 6250, page 460 and amended in Book 6900, page 125, Register's Office for said County.

SAID Lot No. 8, which is a corner lot, fronts 317.89 feet on the broken northwesterly margin of Travelers Court and fronts 137.69 feet on the broken northeasterly margin of Harpeth Knobs Drive, said frontages being joined by a curve having a length of 35.57 feet, and extends back 164.47 feet on the northwesterly line and 150.11 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Thomas John and wife, Mary John by deed from Granny White Partners, a Joint Venture, of record in Book 8663, page 681, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to restrictive covenants of record in Book 1081 Page 643, Book 1108, page 460, Book 1361, page 247, Book 2280, page 445, Book 6566, page 473 and Book 8595, page 423 said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is unimproved property, known as:** Lot 8, Inns of Granny White, Travelers Ridge Drive, Nashville, TN 37220

**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 2nd day of November, 1995.

**Thomas John** **Mary John**

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

On this 2nd day of November, 1995, before me the undersigned authority, personally appeared **Thomas John** and **Mary John**, 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.

My Commission Expires: _____ Notary Public

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

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

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87900.00

Affiant

Sworn and subscribed before me on the 2nd day of November, 1995.

My Commission Expires: _____ Notary Public

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

4541 11/03 0101 03CHECK 334.23





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

RECEIVED OF _____

FOR _____

BOOK 9849 PG 852

| | | |
|---|---|---|
| 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 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 8.00
TOTAL 334.23
CHECK 334.23

11/03/95 01 11:10 0001 4541

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

011918.17

95 NOV -3 AM 11:11

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN.

**No.** 973163