THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 3563

ADDRESS NEW OWNER(S):

RE-RECORD BOOK 10196 PG 568

Perry A. Tilghman et ux
1039 Fox Hill Road
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP: 14
PARCEL: 15

BOOK 10006 PG 418

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CLARA H. FALLS, EXECUTRIX OF THE ESTATE OF LULA H. WILLIAMS, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PERRY A. TILGHMAN and wife, LINDA M. TILGHMAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 14th Civil District of said County and described as follows: **BEGINNING** at a point in the centerline of Old Clarksville Highway, the same being the southeast corner of a tract of land shown on the Davidson County tax map as Map 14, Parcel 15; thence North 20 degrees East 275 feet to a point in Clarksville Highway; thence South 57 degrees East 177 feet; thence South 14 degrees 30 minutes West 224 feet to a point in the centerline of Old Clarksville Highway; thence with the centerline of said highway, North 74 degrees 30 minutes West 180 feet to the beginning, according to Mortgage Loan Inspection by L. Steven Bridges, Jr., No. 1740, 116 North County Club Drive, Hendersonville, Tennessee 37075-2649, dated March 28, 1996.

BEING the same property conveyed to A. J. Williams and wife, Lula Williams, by deed from Clarence Moore and wife, Marguerite Moore, of record in Book 1031 , Page 385, Register's Office for Davidson County, Tennessee. Lula H. Williams acquired title as surviving tenant by the entirety upon the death of A. J. Williams. The undersigned Grantor, Clara H. Falls, conveys the above described property under the authority of the Last Will and Testament of Lula H. Williams, deceased, whose Will is of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Case Number 95P-869.

This is improved property, known as 6565 Clarksville Pike, Joelton, Tennessee 37080.

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(s), their heirs and assigns, forever; and I do covenant with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to

BOOK 10006 PG 419

warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 5th day of April, 1996.

RE-RECORD BK 10196 PG 569

Clara H. Falls

CLARA H. FALLS, EXECUTRIX OF THE ESTATE OF LULA H. WILLIAMS

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARA H. FALLS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who knowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 5th day of April, 1996.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 4-30-96

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Linda M. Tilghman
Affiant

Sworn to and subscribed before me, this 5th day of April, 1996.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 4-30-96

MAIL ENV.

0227088
IDENTIF. & REFERENCE
RE-RECORD
96 SEP 19 PM 1:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
0431 09/19 0101 03CHECK 8.00

MAIL ENV.

7239 04/08 0101 03CHECK 164.40
96 APR -8 AM 9:39
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
0168328
IDENTIF. & REFERENCE