63

WARRANTY DEED

BOOK 10254 PG 832

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Boyce E. Wilkins, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 1-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyce E. Wilkins, Jr. (NAME)	SAME (NAME)	MAP 081-06-0
2711 Jenkins Street (ADDRESS)	(ADDRESS)	PARCEL 141.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FIELDBK 08DA08910

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Boyce E. Wilkins, Sr. and wife, Marion L. Wilkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyce E. Wilkins, Jr. and wife, Kimberly Wilkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 52.5 feet on the southern margin of Jenkins Street and extends back between lines 158.5 feet on the easterly line and 139.1 feet on the westerly line to a broken line in the rear, measuring 49.35 feet thereon.

Being the same property conveyed to Boyce E. Wilkins, Sr. and wife, Marion L. Wilkins by Warranty Deed from William Henry Johnson, Sr. and wife, Annie Eliza Johnson of record in Book 8583, Page 568, Register's Office for Davidson County, Tennessee, dated 3/26/92.

ENCUMBERED AS FOLLOWS:
The Plan of Record in Book 2900, pages 3 & 4, said Register's Office.

Restrictive Covenants of record in Book 2909, Page 135, and as amended in Book 4162, Page 987, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2711 Jenkins Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 6th day of November 19 96

Boyce E. Wilkins, Sr.

Marion L. Wilkins

Marion L. Wilkins

BOOK 10254 PG 833

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boyce E. Wilkins, Sr. and wife, Marion L. Wilkins

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 6th day of November 19 96

Commission expires 1-20-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

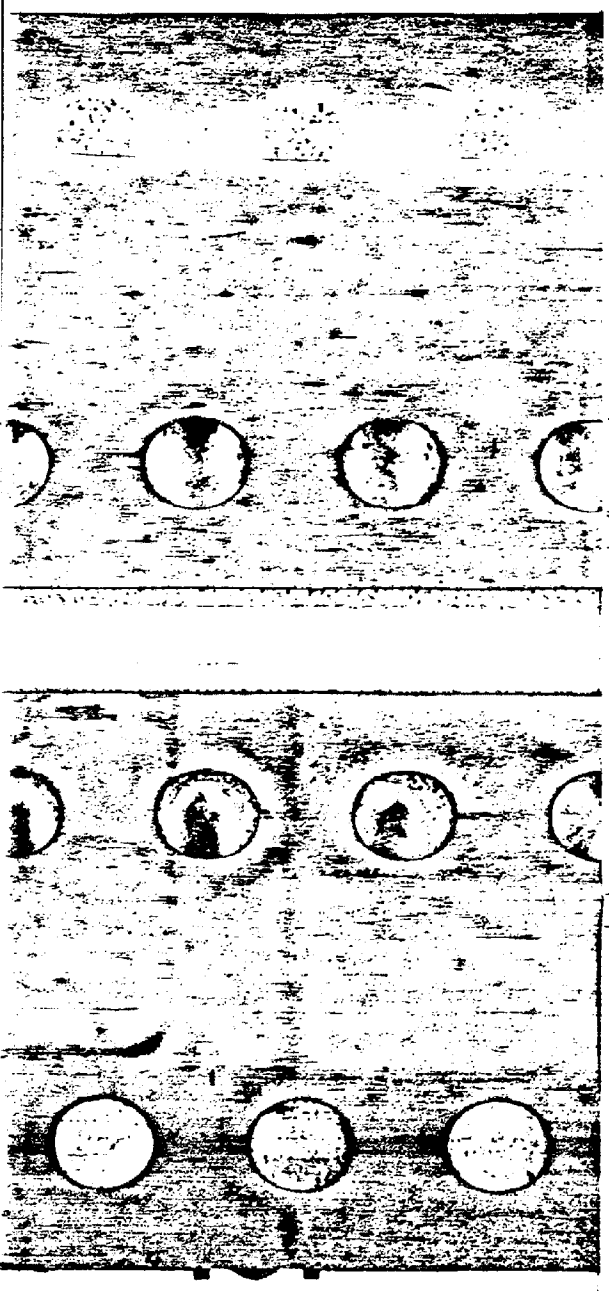
My commission expires _____

_____
Notary Public

0245075
IDENTIFICATION REFERENCE

96 NOV -8 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

7583 11/03 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10254 PG 834

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
11/08/96	01		10:47 0001	9683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 45075
IDENTIF. & REFERENCE

96 NOV -8 AM 10:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086599