Fik 23616
First Title
Fik B949B

Mail

0172237

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
CANNON, CANNON & COOPER, PLC
1000 Northchase, Suite 109
Goodlettsville, TN 37072
(615) 851-1880

BK/10018/PG288

96 APR 17 AM 10:06

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Roy & Rita Upton 605 S. Dickerson Road Goodlettsville, TN 37072	Same	25-8 PO Parcel 55

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, JAMES W. KING and WILLIAM J. FILLMORE, d/b/a F & K INVESTORS, a Tennessee partnership, hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto ROY H. UPTON JR., et ux, RITA UPTON, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the ____ Civil District of DAVIDSON County, State of Tennessee, being Lot No. 1, according to a Plan of the Medical Center Re-subdivision of record in Plat Book 9700, page 126, Davidson County Register of Deeds, described as follows to-wit:

BEGINNING at an iron rod on the western margin of Dickerson Pike. Said point being the northeast corner of the property of Roy H. Upton, Jr., as of record in Deed Book 4606, Page 653, Register's Office Davidson County Tennessee and being the southeast corner of this parcel. Thence leaving said road margin with line of Roy H. Upton, Jr., N. 77 degrees 37' 22" W. 282.31 feet to an iron rod on the eastern property line of Rivergate Apartments as of record in Deed Book 8371, Page 486, Register's Office Davidson County, Tennessee: Thence with line of Rivergate Apartments, N. 22 degrees 36' 30" E. 62.10 Feet to an iron rod; Thence leaving line of Rivergate Apartments with a new line; Thence with a new line, S. 80 degrees 04' 00" E. 276.12 feet to an iron rod on the western margin of Dickerson Pike; Thence with western margin of Dickerson Pike and a curve to the right, delta of 01 degrees 28' 52" radius of 2825.00 feet, length of 73.03 feet having a chord bearing of S. 15 degrees, 58' 42" W. 73.03 feet to the point of beginning. Containing 18,664.644 square feet or 0.428 acres, more or less, as surveyed February 9, 1996 by Steven Bridges, Jr. of Land Surveying and Consulting, 116 North Country Club Drive, Hendersonville, TN 37070-2649.

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/03/04 14:54 3pgs
Fees:17.00 Taxes:0.00
20041203-0144445

Being a portion of the same property of F&K Investors, a Tennessee general partnership composed of James W. King and William J. Fillmore, as of record in Deed Book 8640, page 025, Register's Office of Davidson county, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

THIS INSTRUMENT IS BEING RE-RECORDED TO REFLECT THE EXECUTION BY THE PARTNERS OF GRANTOR AND TO CORRECT THE NOTARY ACKNOWLEDGMENT.

This is unimproved property known as: _____.

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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 4 day of APRIL, 1996.

F & K INVESTORS, a Tennessee general partnership

BY: James W. King
JAMES W. KING, Partner

BY: William J. Fillmore
WILLIAM J. FILLMORE, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JAMES W. KING and WILLIAM J. FILLMORE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 4th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $73,000.00.

Subscribed and sworn to before me this the 4th day of April, 1996.

Affiant

NOTARY PUBLIC

My Commission Expires: 7-25-98

279.10 0101 03CHECK 0747

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James W. King and William J. Fillmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the partners of F & K Investors, a Tennessee general partnership, and that they are authorized by F & K Investors, a Tennessee general partnership, to execute this instrument on its behalf by themselves as such partners.

Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of April, 1996.

Notary Public

My Commission Expires: 7-25-98

SMITH CANNON NOTARY PUBLIC AT LARGE GRAVES STATE OF TENN.