#3152

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6266 PAGE 247

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Ronald Hines (NAME)	The Kissell Company (NAME)	84-1
831 Roseview Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	98
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	FB #15DA-59020

FOR AND IN 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, RONNIE W. SPRY and wife BETTY JO SPRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD L. HINES and wife RUGENIA R. HINES

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rose Estates, Section 1 as of record in Plat Book 3600, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronnie W. Spry and wife, Betty Jo Spry by deed from Robert L. Jones and wife, Nancy S. Jones of record in Book 5223, page 576, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 3676, page 361, amended in Book 3707, page 356; (3) Easements in Book 5223, page 574; and (4) All matters appearing on the Plan of record in Plat Book 3600, page 37 , said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated November 15, 1977, in the original principal sum of $32,900.00, payable to The Kissell Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5223, page 578, said Register's Office.

I 1-4.0 7 7

IDENTIF. REFERENCE

APR 6 2 58 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 831 Roseview Drive Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2 th day of March, 19 84

RONNIE W. SPRY

BETTY JO SPRY

STATE OF ~~TENNESSEE~~/ MISSOURI
COUNTY OF ~~Davidson~~ GREEN

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONNIE W. SPRY and wife BETTY JO SPRY

the bargainor S, 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 Springfield, Mo., this 26th day of March, 19 84.

KAREN K. BRADLEE Notary Public
Greene County, State of Missouri
My Commission Expires Nov 13, 1987

My commission expires _____ Notary Public Karen K Bradlee

*or proven to me on the basis of satisfactory evidence,

STATE OF Missouri
COUNTY OF Greene

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF Missouri,
COUNTY OF Greene

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,506.65

Ronnie W. Spry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 84.

MY COMMISSION EXPIRES: 11-13-87 (AFFIX SEAL)

Karen K Bradlee
Notary Public

WARRANTY DEED

FROM

RONNIE W. SPRY and wife,

BETTY JO SPRY

TO

RONALD L. HINES

RUGENIA R. HINES

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 928
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0928
File Box 38

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

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RECEIVED OF _____

FOR _____

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

51506.55- CAMT.
133.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
6771A04/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:40 77

IDENTIF. REFERENCE

APR 6 2 53 PM '84

ELIZABETH C. ROBERTS, REGISTER
DAVIDSON COUNTY, TN

No. 26585