Book 6272

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This Instrument Prepared By:

GORDON, BOTTORFF, SROUJI, WATERS
& HESS
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

FROM: MARTHA W. TESCHAN (formerly Martha W. Arning)

TO: WILLIAM D. HOVEY and wife, HOLLY P. HOVEY

GENERAL PROPERTY REFERENCE: 5800 Vine Ridge
Nashville, Tennessee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
William D. and Holly P. Hovey 5800 Vine Ridge Nashville, Tennessee	Same	103-10 58.0
		Field Book Nos.
		08DA-57860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety Five Thousand and no/100 ($95,000.00) Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of APRIL, 1984.*

Notary Public

My Commission Expires: 11-1-87

FOR AND IN CONSIDERATION OF the sum of Ninety Five Thousand and no/100 ($95,000.00) DOLLARS, cash in hand paid, MARTHA W. TESCHAN, has bargained and sold, and by these presents does transfer and convey unto WILLIAM D. HOVEY and wife, HOLLY P. HOVEY, their heirs, successors 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. 96 on the Plan of Hillwood Estates, Section VI, of record in Book 2133, page 96, Register's Office for said County.

Said lot fronts 150 feet on the northerly side of Vine Ridge Drive and runs back 270.5 feet on the westerly line and 298.7 feet on the easterly line to a dead line in the rear on which it measures 109.55 feet.

04/15 355.50- CHECK

3176

Being the same property conveyed to Robert A. Arning, and wife, Martha W. Arning, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 3131, page 237, Register's Office, Davidson County, Tennessee. Martha W. Arning now owns the property in fee simple pursuant to a Final Decree of Divorce filed in the Probate Court, being File No. 61944, of record in Book 19C, page 1114. Martha W. Arning and Martha W. Teschan is one and the same person.

Taxes for the year 1984 will be pro-rated between the Buyers and Sellers as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to WILLIAM D. HOVEY and wife, HOLLY P. HOVEY, their heirs, successors and assigns, forever.

MARTHA W. TESCHAN, does covenant with WILLIAM D. HOVEY and wife, HOLLY P. HOVEY, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

MARTHA W. TESCHAN, further covenants and binds herself, her heirs, successors and assigns, to warrant and defend forever the title to said land to WILLIAM D. HOVEY and wife, HOLLY P. HOVEY, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

PAUL E. TESCHAN, husband of Martha W. Teschan, joins in this conveyance solely for the purpose of conveying any marital right, title or interest in and to said property he may have.

Witness our hands this 16th day of APRIL, 1984.

Martha W. Teschan
MARTHA W. TESCHAN

Paul E. Teschan
PAUL E. TESCHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JOHN V. ADAMS of the State and County aforesaid, personally appeared MARTHA W. TESCHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained, by signing her name thereto.

Witness my hand and seal at office in NASHVILLE, TN, this 16th day of APRIL, 1984.

John V. Adams
Notary Public

My Commission Expires: 11-1-84

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Dana Smith of the State and County aforesaid, personally appeared PAUL E. TESCHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Witness my hand and seal at office in Brentwood, this 16th day of April, 1984.

Dana B. Smith
Notary Public at Large

My Commission Expires: 3/23/88

DANA B. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAIL ENV.

I I 6 0 3 0

IDENTIF. REFERENCE

APR 18 8 40 AM '84

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			95000.00- CAMT.	
			247.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	256.50-
9176A	04/18/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1:60 3 0

IDENTIF. REFERENCE

APR 18 8 48 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28905