23

BOOK 7195 PAGE 137

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Arthur R. Signoracci, Jr. 2337 PENNINGTON BEND NASHVILLE, TN 37214	SAME	Map 62-5 Parcel 52 3DZ-51672

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Lyndal Roberts and wife, Margaret Roberts hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Arthur R. Signoracci, Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 56, 57 and the 13.62 feet rear of Lot 58 on the Revised and unrecorded map of Riverview Subdivision made by Blanchard & Parrish, December, 1941, Davidson County, Tennessee, the same being more particularly described by a survey prepared by John Kohl, dated March 2, 1976, as follows:

Beginning at a point on the westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the southerly margin of said lot to a point, thence 104.2 feet, more or less, along the westerly margin of said lot to a point, thence 152.21 feet, more or less, along the northerly margin of said lot, thence 97.6 feet, more or less, along the easterly margin of said lot to the point of beginning.

Being the same property conveyed to Lyndal Roberts and wife, Margaret Roberts, by Deed of Exchange from Ora W. Eads, Jr. and wife, Eleanor L. Eads, of record in Book 6375, page 645, said Register's Office.

This property is conveyed subject to Restrictive Covenants of record in Book 2929, page 322, said Register's Office; easement of record in Book 2200, page 507, said Register's Office; and to Deed of Trust of record in Book 5006, page 781, said Register's Office.

The contract of sale shall survive the closing.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Arthur R. Signoracci, Jr., unmarried, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 hands on this the 6th day of April, 1987.

Lyndal Roberts
Lyndal Roberts

Margaret Roberts
Margaret Roberts

12270

IDENTIFICATION REFERENCE

Apr 7 2 36 PM '87

LOIS L. WILDER REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyndal Roberts and wife, Margaret Roberts, the within named bargainors; 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 on this the 6th day of April, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Arthur R. Signoracci Jr.
Affiant

Subscribed and sworn to before me this the 6th day of April, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12270

IDENTIFI REFERENCE

APR 7 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66421