2277.1

IDENTIFICATION REFERENCE

MAY 6 9 19 AM '94
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dale R. LaRue, et ux
649 Netherland Drive
Hermitage, TN 37076

MORTGAGEE:
Citizens & Southern Mtg. Co.
P.O. Box 656
Tucker, GA 30085-0656

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map-Parcel 75-11-97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Stephen E. Neece and wife, Debra D. Neece,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dale R. LaRue and wife, Sondra L. LaRue,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 222 on the Plat of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, Register's Office for Davidson, County, Tennessee. Said Lot No. 222 fronts 81 feet on the easterly margin of Netherlands Drive and runs back between lines measuring 151.75 feet on the north side and 163.0 feet on the south side to a dead line in the rear measuring 81.75 feet thereon.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust executed to Citizen's & Southern Mortgage Company, as of record in Book 6518, page 666, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insruance.
>
> Being the same property conveyed to Stephen E. Neece and wife, Debra D. Neece by virtue of a deed from Stephen D. Dove and wife, Mary A. Dove as of record in Book 6518, page 663, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 649 Netherland Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4849, page 767, Book 4793, page 157, and amended in Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179, and ease-

ments, covenants and conditions as shown on the Plan of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 1st day of May, 1987.

Stephen E. Neece
STEPHEN E. NEECE

Debra D. Neece
DEBRA D. NEECE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen E. Neece and wife, Debra D. Neece,** the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of May, 1987.

Mirabelle H. Crowe
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $78,000.00.

Dale R. LaRue
AFFIANT

Subscribed and sworn before me this 1st day of May, 1987.

Mirabelle H. Crowe
NOTARY PUBLIC

My Commission Expires: 6-18-90

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 981

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

78000.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.90-
3571A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2277.1

IDENTIFICATION REFERENCE

MAY 6 9 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78192