Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

458-60

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Carl William Chaney, et ux 816 Fonnic Drive Nashville, Tn 37207	NEW OWNER	42-1-30 11D-41879

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARK F. NICKELL AND WIFE, KAY KERSTEN NICKELL, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto CARL WILLIAM CHANEY AND WIFE, SHARON H. CHANEY, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

BEING Lot No. 32 on the Resubdivision of certain lots of Ozark Hills, as of record in Book 4300, page 57, Register's Office for said County.

SAID Lot No. 32 fronts 160.0 feet on the easterly side of Fonnic Drive and extends back 381.11 feet on the northerly line and 348.65 feet on the southerly line, to a line in the rear on which it measures 106.22 feet thereon.

BEING the same property conveyed to Mark F. Nickell and wife, Kay Kersten Nickell by deed from Rodger D. Williams and wife, Gail L. Williams, of record in Book 6853, page 236, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEE herein.

2. Restrictions of record in Book 3920, page 37, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4300, page 57, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 7760, page 898, said Register's Office.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of MAY, 1989.

Mark F. Nickell
MARK F. NICKELL

Kay Kerston Nickell
KAY KERSTON NICKELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK F. NICKELL AND WIFE, KAY KERSTON NICKELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th day of MAY, 1989.

Leonard K. Cooper
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Carl W. Chaney
Affiant

Sworn to and subscribed before me, this the 30th day of MAY, 1989.

Leonard K. Cooper
NOTARY PUBLIC

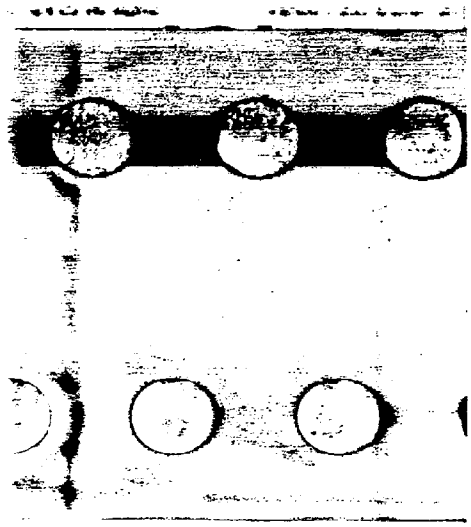
My Commission Expires: Jan 11, 1992

IDENTIFICATION

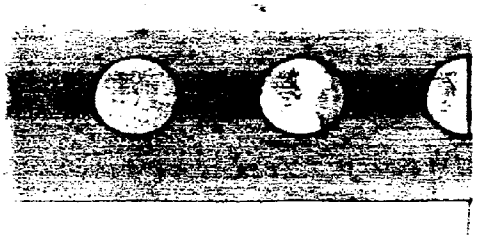
38944

JUN 6 1 18 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN







OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7858 PAGE 293

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 137000.00
CON TX 452.10
PRFEE 0.50
WDEED 6.00
TOTAL 458.60
CHECK 458.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/06/89 02 13:18 0001 2311

38944

IDENTIFICATION REFERENCE

JUN 6 1 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216670