BOOK 8109 PAGE 496

26361

MAY 16 8 25 AM '90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,750.00

Pamela S. Shelnut
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Shelnut (NAME)	Chemical Mortgage Company (NAME)	150-9-188
3152 Kinwood Drive (ADDRESS)	101 East Town Street (ADDRESS)	2DX-05506
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bruce R. Perone and wife, Nancy J. Perone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Shelnut and wife, Pamela S. Shelnut

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

Being Lot No. 116 of the Revised Subdivision Plan for Phase II, Forest View Park, Section V, lots 107 through 116, plan of record in Plat Book 6200, page 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bruce R. Perone and wife, Nancy J. Perone by deed from Fox Ridge Company, a Limited Partnership of record in Book 7003, page 231 and rerecorded in Book 7014, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6200, page 337 and Book 6569, page 294 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Bruce R. Perone and wife, Nancy J. Perone to D. Gene Merrill and Frederick E. Brooks, Trustees, for Atlantic Coast Mortgage Company (now being serviced by Chemical Mortgage Company), dated September 30, 1986, with an approximate unpaid principal balance of $66,731.64, of record in Book 7003, page 234 and rerecorded in Book 7014, page 604, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property known as: 3152 Kinwood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 14th day of May 19 90

Bruce R. Perone by Pamela S. Shelnut A/F
Bruce R. Perone

Nancy J. Perone by Pamela S. Shelnut A/F
Nancy J. Perone

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of May, 1990, before me personally appeared Larry Swindle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bruce R. Perone and wife, Nancy J. Perone, and who acknowledged that they executed the same as the free act and deed of the said Bruce R. Perone and wife, by virtue of that Power of Attorney, duly executed by the said Nancy J. Perone and appearing of record in Book 8109, page 495, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 19 90.

My Commission Expires: 7-13-91

Notary Public

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Bruce R. Perone and wife, Nancy J. Perone

TO

Danny Shelnut and wife, Pamela S. Shelnut

RETURN TO:

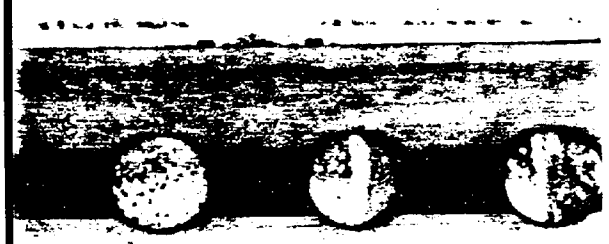
CUMBERLAND TITLE COMPANY

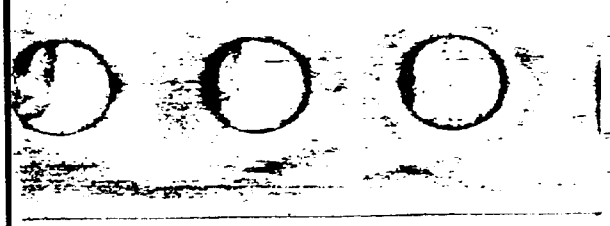
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

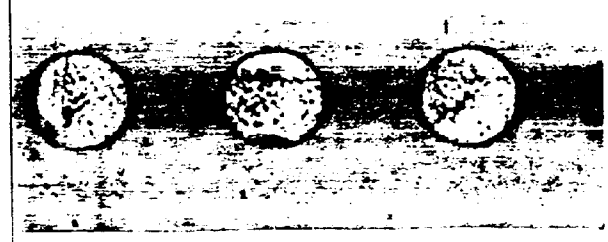
FOR _____

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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





CAMT 77750.00
DON TX 256.41
PRFEE 1.00
MDEED 6.00
TOTAL 263.41
CHECK 263.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 1756

26361

IDENTIFICATION REFERENCE

MAY 16 8 25 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 319209