FILE BOX 3

WARRANTY DEED

BOOK 8171 PAGE 799

THIS INDENTURE, made and entered into on this 1st day of August, 1990, by and between David L. Conley and Sarah S. Conley, husband and wife

party of the first part, and Jon Gehly and wife, Sharon Gehly

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 518 on the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property coneyed to David L. Conley and Sarah S. Conley, his wife by Deed from James Bradley Rowe and Britta E. Rowe, his wife of record in Book 7266, Page 650, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 4846, Page 924, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by David L. Conley and wife, Sarah S. Conley to Ronald C. McGuire, Trustee for Keystone Mortgage Corporation, dated June 5, 1987, with an approximate unpaid principal balance of $86,034.07, of record in Book 7266, Page 653, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

8626 08/09 0101 03CHECK 305.32

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except Deed of Trust of record in Book 7266, Page 653, Register's Office for said County.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David L. Conley

David L. Conley

Sarah S. Conley

Sarah S. Conley

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STATE OF ~~TENNESSEE~~ Texas, COUNTY OF ~~SHELBY~~

Personally appeared before me, a Notary Public in and for said State and County, Travis

DAVID CONLEY AND WIFE, SHARON S. CONLEY, the within named bargainor, 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, at office, this 25 day of July 1990

Christine Williams
Notary Public

My commission expires: July 2, 1994

(FOR RECORDING DATA ONLY)

Property Address 696 Atlanta Drive
Hermitage, TN 37076

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Citicorp Mortgage Corporation

P.O. Box 790002

St. Louis, Missouri 63179-0002

This instrument prepared by:

Edward Seddon, Attorney

25 Century Blvd., Suite 405

Nashville, TN 37214

State Tax .....$.....

Register's Fee 50

Recording Fee 6.00

Total .....$.....

T.G. #

Return to: RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

→ Map 75-8 Parcel 172
4D-24986

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

$

which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of July 1990

CHRISTINE E. WILLIAMS
Notary Public, State of Texas
My Commission Expires
JULY 2, 1994

Notary Public

My commission expires: July 2, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,434.07.

Affiant

Subscribed and sworn to before me this the 1st day of August, 1990.

Notary Public

My Commission Expires: FEB-91

THIS INSTRUMENT PREPARED BY:
EDWARD SEDDON, ATTORNEY
25 Century Blvd., Suite 405
Nashville, TN 37214

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
AUG 9 2 37 PM '90

IDENTIFICATION REFERENCE

48322

COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION

MST *A Title Policy is a Vital Policy*

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 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 90434.07
CON TX 298.32
PRFEE 1.00
MDEED 6.00
TOTAL ~~305.32~~
CHECK ~~305.32~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/90 01 14:44 0001 8626

48322

IDENTIFICATION REFERENCE

AUG 9 2 37 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 345074