Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Leland D. Cheney and Sally P. Cheney
Tract No. 3, Murfreesboro Road
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
Sue P. Whitworth
726 Robert Burns Drive
Nashville, Tennessee 37217

MAP AND PARCEL:
MAP 149
GROUP 08
PARCEL P/O 18

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, I, Sue Petty Whitworth, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Leland D. Cheney and wife, Sally P. Cheney, 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:

A tract or parcel of land situated and lying in the 1st, formerly the 2nd and the 5th, Civil District of Davidson County, Tennessee, the same being Lot No. 3 on the Plan of Whitworth Commercial Subdivision, Phase I, the Plat of which is filed for record in Plat Book 7900, page 260, in the Register's Office for Davidson County, Tennessee, and to which Plat reference is here made for a more complete and accurate description of said Lot.

The aforesaid description of the Lot herein conveyed was taken from a survey and Plat by John D. McCormick, Civil Engineer and Tennessee Registered Land Surveyor No. 674, whose address is 6247 New Hope Road, Hermitage, Tennessee 37076.

Being a part of the same property conveyed to James P. Whitworth and wife, Sue Petty Whitworth, by deed from John Evans Kincaid and wife, Beatrice Howell Kincaid dated December 28, 1967, as of record in Book 4202, page 469, Register's Office for Davidson County, Tennessee; and also being a part of the same property conveyed to James P. Whitworth and wife, Sue P. Whitworth by deed dated July 27, 1972, from Walter Clyde Pearson and wife, Andrea Pearson, as of record in Book 4623, page 286, Register's office for Davidson County, Tennessee; and also being a part of the same property conveyed to James P. Whitworth and wife, Sue P. Whitworth by deed dated August 2, 1984, from Land Investment and Development Corporation, as of record in Book 6526, page 303, Register's Office for Davidson County, Tennessee.

The said James P. Whitworth has since died, leaving Grantor herein as sole owner and surviving tenant of each tract, by the entireties. Sue Petty Whitworth and Sue P. Whitworth are one and the same person.

This is improved property known as Tract No. 3, Murfreesboro Road, Nashville, TN 37217.

This conveyance is made subject to all restrictions; easements; building, zoning and planning ordinances; and health department regulations that may affect the premises.

This conveyance is further made subject to all of the facts, conditions, easements and limitations shown on the Plat of record in Plat Book 7900, page 260, said Register's Office, including but not by way of limitation, notes and restrictions relating to buildings upon the said Lot No. 3 herein conveyed.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of 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 Leland D. Cheney and wife, Sally P. Cheney, their heirs and assigns, forever; and I, Sue Petty Whitworth, a widow, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of February, 1991.

Sue Petty Whitworth

Sue Petty Whitworth, a widow

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sue Petty Whitworth, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of February, 1991.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 280,000.00.

Leland D Cheney
AFFIANT

Subscribed and sworn to before me
this 28th day of February, 1991.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

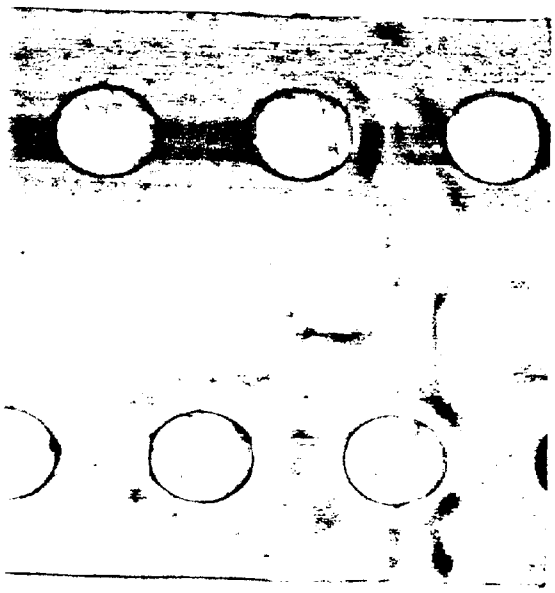
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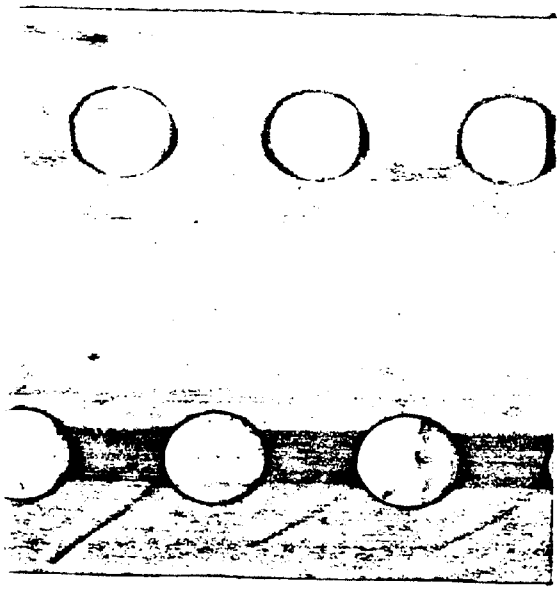
96691

IDENTIF. REFERENCE

MAR 4 2 23 PM '91

DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 99

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 280000.00
CON TX 924.00
PRFEE 1.00
WDEED 9.00
TOTAL 934.00
CHECK 934.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 14:26 0001 0709

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IDENTIF. REFERENCE

MAR 4 2 23 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 401542