Bk 58

BOOK 8412 PAGE 987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139.900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES: 5/20/92
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LAKE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Str., Su. 1465, NASHVILLE, TN 37238-1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara L. Rosson	New Owner	MAP 117-4
(NAME)	(NAME)	
1816 Cedar Lane	1816 Cedar Lane	PARCEL 221
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(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, Emmett Dobey and wife, Phyllis S. Dobey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara L. Rosson, a single person

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:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Land, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Cedar Lane 89 feet east of the northeast corner of said Lane and Battery Place; thence northwardly 165 feet to the southerly margin of a 5 foot reserved strip; thence with said strip, eastwardly 100 feet to the northwest corner of the property conveyed to R. A. McWhirter and wife, by deed from Walter Stokes and wife, of record in Book 1066, page 474; thence with McWhirter's westerly line, southwardly 165 feet to the northerly margin of Cedar Lane; thence with said Lane, westwardly 100 feet to the beginning.

Being the same property conveyed to Emmett Dobey and wife, Phyllis S. Dobey, by deed from Jean Leblon and wife, Mary H. Leblon, of record in Book 7712, page 357, Register's Office for Davidson County, Tennessee.

Taxes for the year 1991, prorated the day of closing.

This conveyance is subject to the above referenced plan; any and all restrictive convenants and/or easements.

unimproved ( )
This is improved (X) property, known as 1816 Cedar Lane, Nashville, TN 37212
(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 2nd day of August 19 91

Emmett Dobey

Phyllis S. Dobey

BOOK 8412 PAGE 988

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF THURSTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett Dobey and wife, Phyllis S. Dobey

the bargainor~~s~~, 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 and official seal at ~~NASHVILLE~~ WASHINGTON, ~~Tennessee~~, this 2nd day of August, 19 91.

Commission expires MAY 20, 1994

William H. Hall
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

36494.

IDENTIFICATION REFERENCE

AUG 2 3 10 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Emmett Dobey and wife, Phyllis S. Dobey

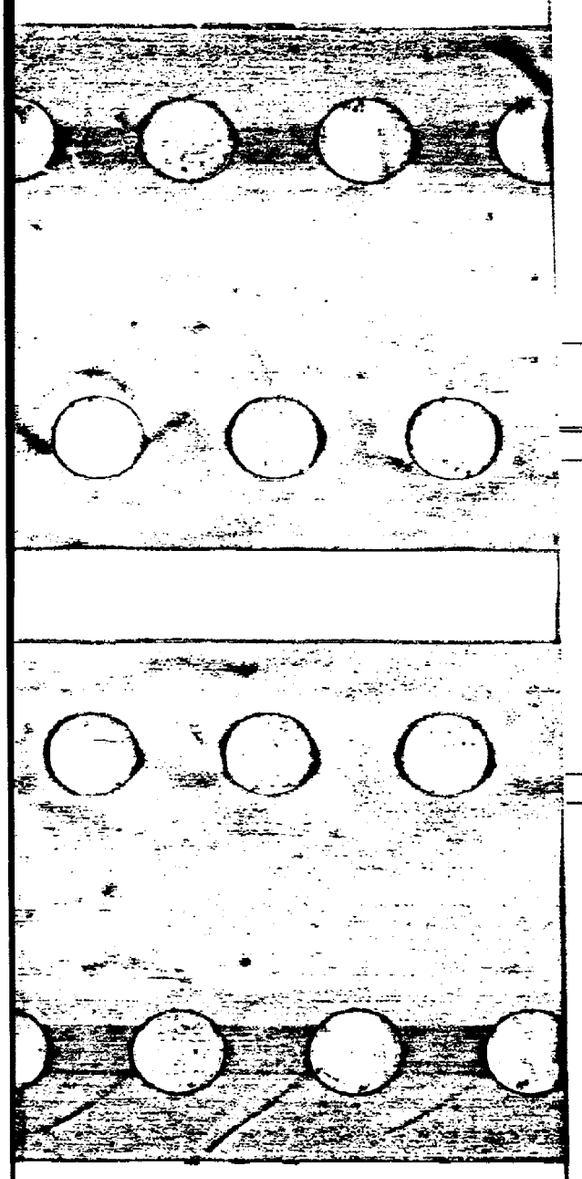
TO

Sara L. Rosson

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Str., Su. 1465
NASHVILLE, TN 37238-1465

0540 08/02 0101 03CHECK 524.43



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

RECEIVED OF _____

FOR _____

BOOK 8412 PAGE 989

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 6.00
TOTAL 524.63
CHECK 524.63

08/02/91 01 15:13 0001 0546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36494

IDENTIFICATION REFERENCE

AUG 2 3 10 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447133