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mail

36964

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

IDENTIFICATION REFERENCE

WARRANTY DEED

AUG 6 9 23 AM '91

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James L. Root, single POBox 773 Goodlettsville, Tn. 37070	Same as New Owner	Map 26-5 Parcel 82 Field Book I.D. No. GO 07606

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 all of which is hereby acknowledged, WILLIAM T. CARTER and REBA C. MANNING, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES L. ROOT, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Tract No. 1: Being Lot No. 1 on the Resubdivision of Lots 6, 7, 8, 9, 19, 20 and 21, Block "H" of Roscoe Place, 3rd and 4th Additions, of record in Book 5050, page 64, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to William T. Carter and W. Kenneth Manning by deed from Mary Ballard Gilliam, being the same person as Mary B. Gilliam, an unmarried woman, of record in Book 5172, page 866, Register's Office for Davidson County, Tennessee; and the said W. Kenneth Manning died a citizen and resident of Davidson County, Tennessee, on September 4th, 1978, and by the terms of his Last Will and Testament filed for record in Will Book 124, page 661, in the Office of the Probate Court for Davidson County, Tennessee, his interest in the said property now vests in his surviving spouse, Reba C. Manning.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 111 Hollywood Street, Goodlettsville, Tennessee, 37072.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE when due.

2. Subject to restrictive covenants of record in Book 1132, page 206; Book 1195, page 206; and as amended in Book 1248, page 214, said Register's

Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 5050, page 64, said Register's Office.

4. Subject to Easement for water line across Lot No. 9 of Block H Roscoe Subdivision conveyed to Vergil Reece of record in Book 1516, page 123, said Register's Office.

5. Subject to construction slope easement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4123, page 646, said Register's Office.

6. Subject to Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4468, page 476, said Register's Office.

7. Subject to overhead line easement granted to the Metropolitan Government of Nashville & Davidson County, of record in Book 5179, page 854, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

MILDRED E. CARTER, wife of WILLIAM T. CARTER, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 31st day of July, 1991.

"GRANTORS"

William T. Carter
WILLIAM T. CARTER

Mildred E. Carter
MILDRED E. CARTER

Reba C. Manning
REBA C. MANNING

"GRANTEE"

James L. Root
JAMES L. ROOT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM T. CARTER and wife, MILDRED E. CARTER, REBA C. MANNING, and JAMES L. ROOT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

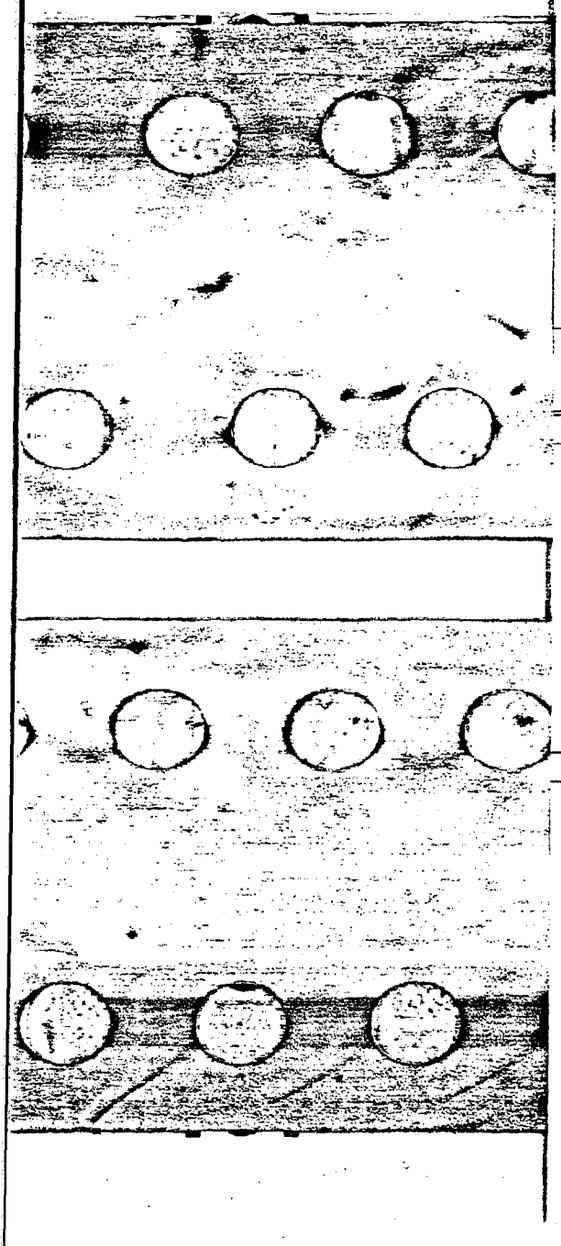
Affiant

Sworn to and subscribed before me, this the 31st day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

T107 08/06 0101 03CHECK 377.00



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	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	377.00
			CHECK	377.00
08/06/91	01		09:24 0001	1107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 9 6 4

IDENTIFICATION REFERENCE

AUG 6 9 23 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 447684