Bor 57
MA

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Address New Owner as follows:

James T. Renfro
4611 Churchwood Drive
Nashville, Tennessee 37220

Send tax bills to:

Same

Map-Parcel:

123-14-20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYBURN E. PARKER and wife, KATHERN W. PARKER,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES T. RENFRO,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.
>
> Being the same property conveyed to Rayburn E. Parker and wife, Kathern W. Parker by deed from Mable L. Jones, unmarried, of record in Book 7101, page 753, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for (1) taxes for the year 1991 which will be assumed by Grantee; (2) restrictive covenants contained in an instrument recorded in Book 1788, page 186 and in Book 1809, page 539, said Register's Office; (3) a 75 foot minimum building setback from Churchwood Drive and a 10 foot public utility and drainage easement along the entire rear portion of said lot line as shown on the Plan of record in Book 1835, pages 15 and 16, said Register's Office; and (4) easement granted Metropolitan Government of Nashville and Davidson County in Book 7175, page 820, Register's Office for Davidson County, Tennessee, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of August, 1991.

Rayburn E. Parker
RAYBURN E. PARKER

Kathern W. Parker
KATHERN W. PARKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7737 09/04 0101 03CHECK 525.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RAYBURN E. PARKER and wife, KATHERN W. PARKER,** the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of August, 1991.

Wanda S. Boyd
NOTARY PUBLIC

My commission expires: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

James T. Rayburn
AFFIANT

Sworn to and subscribed before me this 30th day of August, 1991.

Wanda S Boyd
NOTARY PUBLIC

My commission expires: 1-23-94

This instrument was prepared by:
Mark H. Westlake
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

16 PM 12 18 PM '91 Sep 4
4 2 3 4

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	
	140000.00
CON TX	518.00
PRFEE	1.00
MDEED	6.00
TOTAL	525.00
CHECK	525.00

09/04/91 01 12:19 0001 7737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44234

REGISTER'S OFFICE

SEP 4 12 18 PM '91

No. 456028