BOOK 8528 PAGE 912

29661

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 1992

Notary Public

MY COMMISSION EXPIRES: 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeneice D. Ligon (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 112-25
525 Longview Drive (ADDRESS)	P. O. Box 780 (ADDRESS)	PARCEL N/A
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Waterloo, IOWA 50704 (CITY) (STATE) (ZIP)	9D-16740

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, Estate of J.J.Winstead and Mary G. Winstead, now Mary G. Bell, Executrix* and Mary Frances Rudy, Guardian Ad Litem and WALTER A. Bell, husband of Mary G. Bell HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeneice D. Ligon and Shannon Ligon, Both Single Persons * and Mary G. Bell, Individually 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 lying in Metropolitan Nashville, Davidson County, Tennessee, on the north side of Longview Drive approximately 460 feet west of Old Charlotte Pike, described by John Kohl, dated 1/2/92:

BEGINNING at an existing iron pin on the north margin of Longview Drive, David S. Ferguson, Jr.'s Northwest corner, as of record in Deed Book 1335, Page 81; thence along the said north margin N 43 degrees 15 minutes 22 seconds W 399.76 feet to an iron pin; thence, continuing along the north margin on a curve to the left (Radius = 459.65 feet) 102.91 feet to an existing iron pin, the southeast corner of a 1.97 acre tract owned by Bruce Vickery, as of record in Book 3101, Page 230, Register's Office for Davidson County, Tennessee; thence, along said Vickery's East line N 36 degrees 17 minutes 05 seconds E 404.15 feet to an exisiting iron pipe; thence, continuing along the east line of a 5.18 acre tract owned by Vickery, as of record in Book 5009, Page 793, Register's Office for Davidson County, Tennessee, N 26 degrees 09 minutes 18 seconds E 35.72 feet to an existing iron pipe in the west boundary line of martin Glezer, as of record in Book 4299, Page 371, Register's Office for Davidson County, Tennessee; thence, along the said west boundary line and drain of a hollow S 35 degrees 54 minutes 24 seconds E 592.24 feet to an iron pin, David S. Ferguson, Jr.'s northwest corner; thence, along the west line of Ferguson S 46 degrees 44 minutes 38 seconds W 347.00 feet to the point of beginning, containing 4.76 acres, more or less.

BEING the same property conveyed to Estate of J. J. Winstead and Mary G. Winstead, now Mary G. Bell, Tenanats in Common by deed from Marguerite Langston Hailey recorded in Book 5519, Page 82, decree of Circuit Court of

CONTINUED

unimproved ( )
This is improved (X) property, known as 525 Longview Drive, Pegram, TN 37143
(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 9th day of January, 19 92

Mary G. Bell
MARY G. BELL, EXECUTRIX, and individually

Walter A. Bell III
WALTER A. BELL, III

Mary Frances Rudy
MARY FRANCES RUDY, GUARDIAN AD LITEM
FOR JOHN JOSEPH WINSTEAD, MINOR

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee in Case 88D4767.

Walter A. Bell III, husband of Mary G. Bell, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 852S PAGE 914

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary G. Bell, Executrix, Mary G. Bell and Mary Frances Rudy, Guardian Ad Litem

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, Tennessee, this 9th day of January, 19 92

Commission expires 1-23-94

Patricia A. Madden
Notary Public

PATRICIA A. MADDEN NOTARY PUBLIC AT LARGE

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

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WALTER A. BELL, III, husband of MARY G. BELL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at DICKSON, Tennessee, this the 9th day of January, 1992.

Sue M. Alsobrook
NOTARY PUBLIC

My Commission Expires: 12-11-94

SUE M. ALSOBROOK NOTARY PUBLIC AT LARGE

7.67.94

IDENTIFICATION REFERENCE

JAN 15 12 11 PM '92

7017 01/15 0101 03CHECK 324.50

WARRANTY DEED

FROM

Estate of J.J.Winstead & Mary and G. Winstead, Now Mary G. Bell

TO

Jenetce D. Ligon and Shannon Ligon

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 8528 PAGE 915

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 9.00
TOTAL 324.50
CHECK 324.50

01/15/92 01 12:10 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.9.4.

IDENTIFICATION REFERENCE

JAN 15 12 11 PM '92

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

No. 493424