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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Scott D. Karns (NAME)	Troy & Nichols, Inc. (NAME)	086-07-0-A
1016 Bret Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	33.0 CO
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Monore, LA 71211 (CITY) (STATE) (ZIP)	4D 92210

FOR AND IN 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, Fred Lee Ivey and wife, Myrna Loy Ivey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott D. Karns, unmarried

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 Lot No. 33 on the Plan of Bret Ridge, of record in Plat Book 6900, Page 121, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fred Lee Ivey and wife, Myrna Loy Ivey by deed of record in Book 7514, Page 636, Register's Office for Davidson County, Tennessee.

Myrna Loy Ivey and Pat Ivey being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

78065

IDENTIFICATION REFERENCE

JAN 21 2 35 PM 92

DAVIDSON COUNTY, TN

8442 01/21 0101 03CHECK 327.42

This is unimproved ( ) improved (X) property, known as 1016 Bret Ridge Drive, Hermitage, TN 37076
(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 16th day of January, 19 92

Fred Lee Ivey

Myrna Loy Ivey

STATE OF TENNESSEE }
~~Davidson County~~
xxxxxx
At Large }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Lee Ivey and wife, Myrna Loy Ivey

the barçainor 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 Antioch, Tennessee, this 16th day of January, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Fred Lee Ivey and wife, Myrna Loy Ivey

TO

Scott D. Karns, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-9595
Phone (615) 367-0697

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 86600.00
CON TX 320.42
PRFEE 1.00
WDEED 6.00
TOTAL 327.42
CHECK 327.42

01/21/92 01 14:36 0001 8442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.0.6.5

IDENTIFICATION REFERENCE

JAN 21 2 35 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. [illegible]