BOOK 8570 PAGE 412

# WARRANTY DEED

| Address New Owner as follows: | Send Tax Bills to: | Map Parcel Nos: |
|---|---|---|
| Teresa Lynn Durham<br>1509 Sevier Ct.<br>Nashville, TN. | McKenzie Banking Co.<br>P.O. Box 220<br>McKenzie, TN. | 94-1<br>403 |

**FOR AND IN CONSIDERATION** of the sum of Thirty Thousand dollars ($30,000.00), John Chester Slate and wife, Barbara Lynn Slate, (hereinafter referred to as **"GRANTOR"** has bargained and sold, and does hereby transfer and convey to Teresa Lynn Durham, (hereinafter referred to as **"GRANTEE"**, certain real estate in Davidson County, Tennessee as follows:

Lot number 96 on the map of Shelby Village No.2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said lot number 96 fronts 34.3 feet on the easterly side of the terminus of Sevier Court, and runs back 169.9 feet on the northerly line and 163.9 feet on the southerly line, to the westerly margin of 16th Street South, measuring 147 feet thereon.

Being the same property conveyed to John Chester Slate and wife, Barbara Lynn Slate by Quitclaim Deed of record in Book 7948, pages 952, Register's Office for Davidson County, Tennessee.

This is improved property, know as 1509 Sevier Court, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, the appurtenances, estate, title and interest belonging to the said grantee and the said grantee's successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

(1) Taxes for 1992, which the grantee hereby assumes and agrees to pay in full as prorated in attached promissory note.

(2) Rights-of-way and other easements, zoning, and other governmental laws and regulations.

(3) Deed of Trust made by Grantor in favor of the McKenzie Banking Company as recorded in Book ____, page ____, RODC.

Grantor further covenants and binds itself, its successors and representives, to warrant and forever defend the title to the said real estate to said Grantee, and the Grantee's successors, heirs, and assigns, against the lawful claims of all persons.

Prepared By
GI



Initials: JCS & TLD

warranty deed 1509 Sevier Ct. continued . . . . .

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized partner on this, the 21 day of May, 1991.

John Chester Slate

Barbara Lynn Slate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, John Chester Slate and wife Barbara Lynn Slate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence: and who upon oath acknowledged themselves to be the within named bargainors and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 24 day of May, 1991.

Notary Public

My Commission expires:
Oct 9-91

PICK-UP

IDENTIFICATION REFERENCE
90924
MAR 9 3 50 PM '92
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand dollars ($30,000.00).

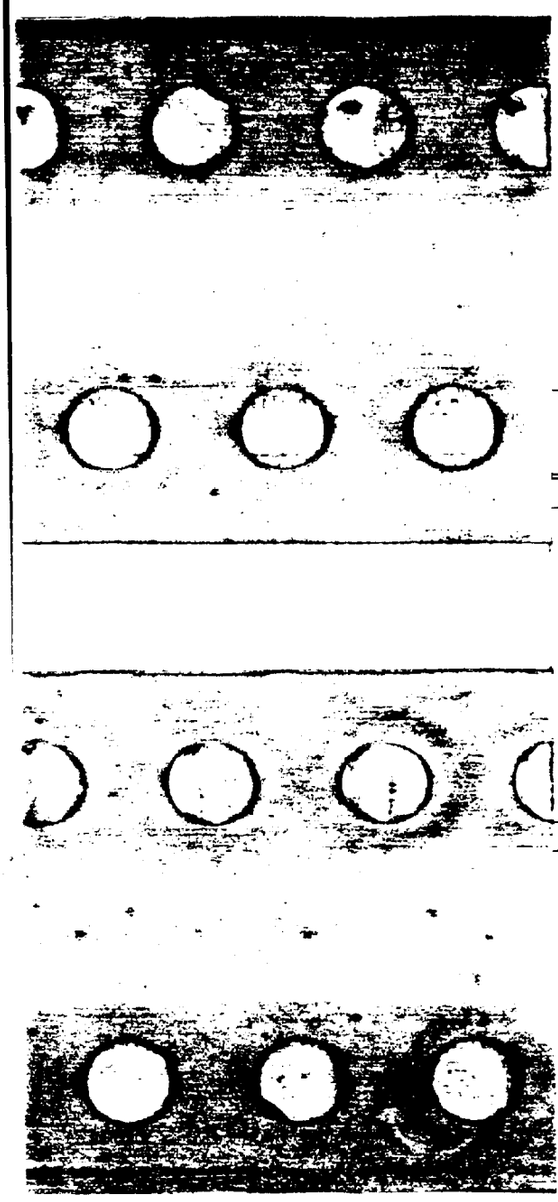
Affiant

Subscribed and sworn to before me this, the 24 day of May, 1991

Notary Public

My Commission expires:
Oct 9-91

4770 03/09 0101 03CHECK 118.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8570 PAGE 414

| | | |
|---|---|---|
| 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 30000.00 |
| | | | | CON TX 111.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 118.00 |
| | | | | CHECK 118.00 |
| | | | 03/09/92 01 | 15:50 0001 4770 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

90924

IDENTIFICATION REFERENCE

MAR 9 3 51 PM '92

F. Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 509236