# WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Frances Bibee<br>8161 Old Pond Creek Rd<br>Pegram, TN. 37143 | Same | Map 91-14~~0~~<br>Parcel 204 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $31,000.00.

Frances Bibee
Affiant

Subscribed and sworn to before me this 29th day of April, 1992.

Mary O Carter
Notary Public

My Commission Expires:
March 25, 1995

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 considerations, the receipt of which is hereby acknowledged, We, Lois Emogene Conner Proctor Ilgner and Elvin Carrean Conner Shadowens, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Frances Bibee, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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Land in Davidson County, Tennessee, being Lot No. 10 and the Southerly 15 feet front of Lot No. 9 on the Map of W. A. Hinton's Subdivision of Block Nos. 15 and 29 of the C. C. Vernon Farm as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the easterly margin of Orlando Avenue at a point 50 feet south of the corner of Lot Nos. 8 and 9, being the southwest corner of the property conveyed to D. C. Cope, et ux, by deed from Bethel Goad, et ux, of record in Book 1759, page 279, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Cope property eastwardly 289 feet, more or less, to the center of Richland Creek; thence with the meanders of said creek southwardly 80 feet, more or less, to the northerly margin of Lenox Street; thence with said street South 70 degrees West 300 feet to the easterly margin of Orlando Avenue, thence with said avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Oma Conner by deed from Floyd Gray and Lena Mai Gray of record in Book 2635, page 282, said Register's Office. The said Oma Conner having died testate and leaving said property to Lois Ilgner and Elvin Shadowens by Will of record in Book 145, page 524, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property located at 236 Orlando Avenue, Nashville, Tennessee.

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for 1992 taxes which have been prorated.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of April, 1992.

Emogene Conner Ilgner
Lois Emogene Conner Proctor Ilgner

Carrean Shadowens
Elvin Carrean Conner Shadowens

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 29th day of April, 1992, before me personally appeared Lois Emogene Conner Proctor Ilgner and Elvin Carrean Conner Shadowens, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of April, 1992.

Mary D Carlton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
March 25, 1995

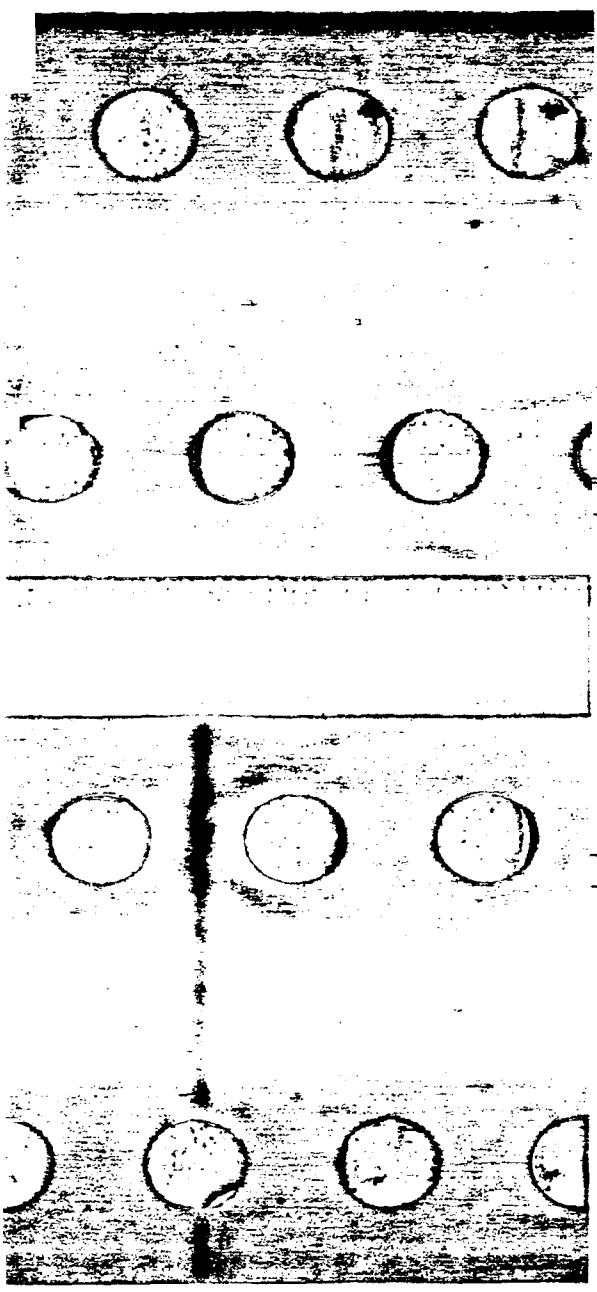
05550

IDENTIF. REFERENCE

APR 29 9 40 AM '92

FELIX E. [illegible]
DAVIDSON COUNTY TN.

PICK-UP



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8612 PAGE 450

| | | |
|---|---|---|
| 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 | 31000.00 |
| CON TX | 114.70 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 121.70 |
| CHECK | 121.70 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/92 01 09:40 0001 4937

APR 29 9 40 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

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**No.** 525723