mail

Name and Address of New Owners:

Howard O. Royer
900, 19th Avenue South #508
Nashville, TN 37212

Send Tax Notices To:
Howard O. Royer
Same

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED BY
THE PARTIES

Map 92 Group Parcel 16B
6164 06/30 0101 03CHECK 421.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, JANE NEWCOMB, an unmarried person, has bargained and sold and does hereby transfer and convey HOWARD O. ROYER, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O. B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 508 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, of the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Jane Newcomb by deed of record in Book 7828, page 852, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to all easements and restrictions appearing of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantor covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1992 property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate

unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 29th day of June, 1992.

JANE NEWCOMB

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, JANE NEWCOMB, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, on this the 29th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 6/10/95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Howard O. Royer
AFFIANT

Sworn to and subscribed before me on this the 29th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 6/10/95

23688

IDENTIF. TREFERENCE

JUN 30 9 42 AM '92

FEE $ 10.00
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8663 PAGE 949

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 6.00
TOTAL 421.40
CHECK 421.40

06/30/92 01 09:43 0001 6164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

236888

IDENTIF. REFERENCE

JUN 30 9 42 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 545858