BOK 23

BOOK 8784 PAGE 973

File No: 8499-3

Address New Owner:	Send Tax Bills To:	Map/Parcel
Tony Dwayne Roney 8420 CROCKETT LANE COLLEGE GROVE, TN 37014	Same	Map 93-8 Parcel 53

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID K. DUNLAP and MICHAEL H. DUNLAP, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto TONY DWAYNE RONEY, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Shelby Heights Subdivision, Section II, of record in Book 2854, page 5, of the Register's Office for said County as follows:

Beginning at a point in the southerly margin of Glenview Street which is a common corner of Lots Nos. 4 and 5; thence southwardly 98.2 feet to a concrete monument at the common corners of Lots Nos. 4, 5, and 6; thence southeasterly 87.1 feet to a point in the westerly margin of Ozark Street which is the common corner of Lots Nos. 4, 6 and 7; thence northwardly 132 feet with the westerly margin of Ozark Street to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the left around said curve 39.27 feet to a concrete monument in the southerly margin of Glenview Street; thence easterly along the southerly margin of Glenview Street, 39.47 feet to the beginning.

BEING THE SAME property conveyed to Ruby W. Dunlap by deed from Roy Arch Russell and wife, Phyllis Russell, of record in Book 3896, page 544, said Register's Office. The said Ruby W. Dunlap died (intestate) on May 5, 1992, and was unmarried at the date of her death. The subject real property passed to their sole heirs at law and issue, namely David K. Dunlap (son) and Michael H. Dunlap (son), under the Tennessee state laws of descent and distribution concerning intestate succession. Ruby W. Dunlap and Ruby Alice Dunlap were one and the same person.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 2854, page 5, said Register's Office; Restrictive covenants, easements and matters contained in an instrument of record in Book 2809, page 545, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 702 Glenview Drive, Nashville, Tennessee. This property is not the principal place of residence of either of the Grantors or their respective wives (if any). This property and improvements are transferred in "AS IS" condition.

TO HAVE and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said TONY DWAYNE RONEY, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 hands on this 10 day of November, 1992.

David K. Dunlap
DAVID K. DUNLAP

Michael H. Dunlap
MICHAEL H. DUNLAP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $26,250.00.

Kenny D Ray
AFFIANT

Sworn to and subscribed before me this 10 day of November, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Dunlap and Michael H. Dunlap, the bargainors, 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.

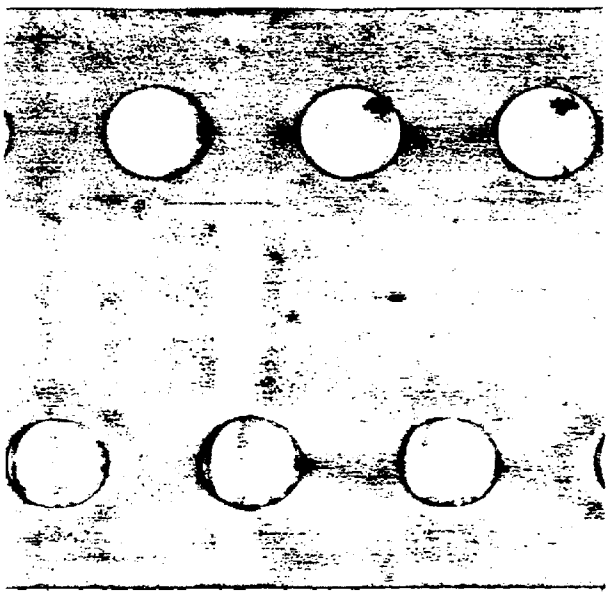
Witness my hand and official seal at Brentwood, Tennessee, this 10 day of November, 1992.

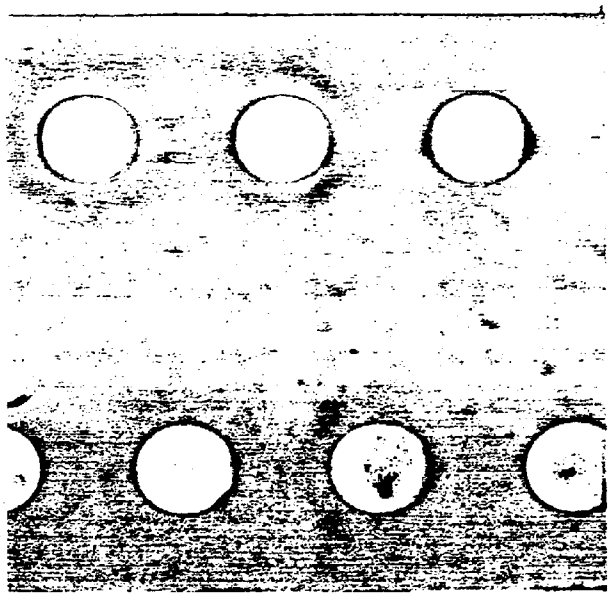
NOTARY PUBLIC

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

6 3 9 4 2
IDENTIFIER REFERENCE
Nov 13 9 20 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RECEIVED FOR RECORD AND CHECK
105.94





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	26250.00
			CON TX	96.94
			PRFEE	1.00
			WDEED	8.00
			TOTAL	105.94
			CHECK	105.94

11/13/92 01 09:18 0001 6371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 9 4 2

IDENTIFICATION REFERENCE

Nov 13 9 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 590183