mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

TONY DWAYNE RONEY
8420 Crockett Lane
College Grove TN 37014

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 073-09, PARCEL 23.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00.

AFFIANT

Subscribed and sworn to me, this the 23rd day of NOVEMBER, 1992.

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES M. ALLEN ET UX, MARY SUE D. ALLEN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said TONY DWAYNE RONEY, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2413 COOPER LANE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23rd day of NOVEMBER, 1992.

JAMES M. ALLEN

MARY SUE D. ALLEN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ALLEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of NOVEMBER, 1992.

notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SUE D. ALLEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20TH day of NOVEMBER, 1992.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot 28, GIBSON HEIGHTS, as of record in Book 1835, page 133, Register's Office for said County, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to James M. Allen et ux, Mary Sue D. Allen, by Deed from Robert L. Humphrey et ux, Patsy Jo Humphrey, of record in Book 4404, page 193, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Restrictions of record in Book 2087, page 453, Register's Office for Davidson County, Tennessee.

3. All matters set forth on Plat of GIBSON HEIGHTS, of record in Book 1835, page 133, said Register's Office, which Plat includes a 40-foot minimum building setback line from Cooper Lane and a 10-foot public utility and drainage easement along the rear lot line.

6 7.4 4 3.

IDENTIFI REFERENCE

Nov 24 8 34 AM '92

DAVIDSON COUNTY, TN

0270 11/24 0101 03CHECK 151.75



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

RECEIVED OF _____

FOR _____

BOOK 8794 PAGE 568

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
				MAMT 37500.00
				ERR CO
				MAMT 37500.00-
				CAMT 37500.00
				CON TX 138.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 151.75
				CHECK 151.75
			11/24/92	01 08:32 0001 0270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67443.

IDENTIFICATION REFERENCE

Nov 24 8 34 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 593999