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Mail

THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
Attorney at Law
102 Hazel Path
Concord Building, Suite 2
Post Office Box 1616
Hendersonville, TN 37077
Telephone: 824-9131

89952

IDENTIFICATION REFERENCE:

FEB 5 9 59 AM '93

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

New Owners:
BEULAH W. ALLEN
203 Harbor Drive
Hendersonville, TN 37075

Send Tax Bills to:
SAME

Map #60-12
Parcel 38.00

WHEREAS, BEULAH W. ALLEN (the "Grantee") is the owner and holder of a certain Promissory Note dated February 22, 1988 from L. F. Bynum and wife, Elizabeth T. Bynum (the "Grantor") to the Grantee, in the original principal amount of THIRTY-THREE THOUSAND ($33,000.00) DOLLARS, which is secured by the Deed of Trust of record in Book 7492, page 419, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said Promissory Note and the release of said Deed of Trust;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, L. F. Bynum and wife, Elizabeth T. Bynum, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Beulah w. Allen, hereinafter called the GRANTEE, her heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

> Being Lots Nos. 31, 32 and 33 of Block "C" on the Plan of Highland Park, as of record in Book 974, page 33, Register's Office for said County.
>
> Said Lots Nos. 31 and 32 front together 50 feet on the southerly side of Sunset drive and run back between parallel lines 150 feet to a dead line.
>
> Said Lot No. 33 begins at the corner of Lots Nos. 32 and 33, thence with the line between said two lots, southwardly 150 feet; thence eastwardly 153 feet; thence northwardly 150 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lots, westwardly 152 feet 6 inches to the beginning.
>
> Being the same property conveyed to L. F. Bynum by Deed from Beulah W. Allen of record in Book 7492, page 416, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to matters shown on the Plan of record in Book 974, page 33, Register's Office for said County.
>
> This is improved property, known as 210 Sunset Drive, 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 and assigns, forever; and we do covenant

with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The GRANTEE executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described Promissory Note and release of the herein described Deed of Trust.

WITNESS our hands this 12th day of January, 1993.

GRANTOR:

L. F. BYNUM

ELIZABETH T. BYNUM

GRANTEE:

BEULAH W. ALLEN

STATE OF VIRGINIA
COUNTY OF Gloucester

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named L. F. BYNUM AND ELIZABETH T. BYNUM, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gloucester, Virginia, this 12th day of January, 1993.

NOTARY PUBLIC

(SEAL)
My commission expires July 31, 1996.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named BEULAH W. ALLEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of January, 1993.

NOTARY PUBLIC

(SEAL)
My commission expires 5/23/93.

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STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

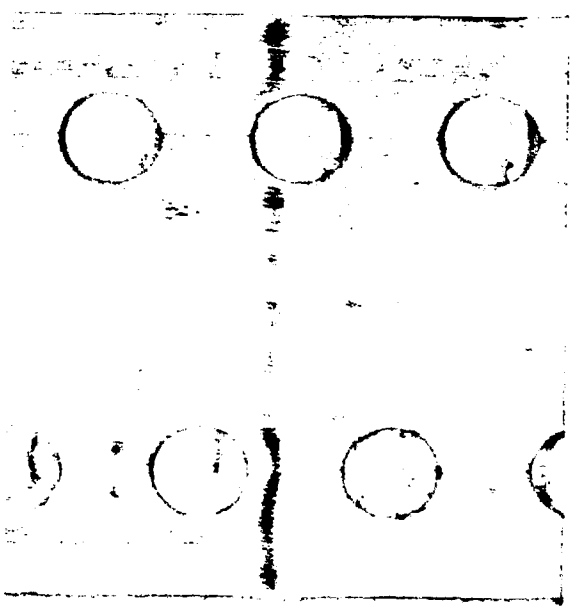
x Beulah W Allen
AFFIANT

Subscribed and sworn to before me, this the 20th day of January, 1993.

Lou Ann Collins
NOTARY PUBLIC

(Seal)
My commission expires 5/23/93.

3185 12/05 0101 03CHECK 124.00





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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	124.00
			CHECK	124.00

02/05/93 01 09:58 0001 0185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8995.2'

IDENTIFICATION REFERENCE

FEB 5 9 59 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618697