Bk 20

BOOK 8923 PAGE 450

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
RONNIE W. HALL 3401 KEYSTONE AVENUE NASHVILLE, TN	S.O.M.E.	MAP 133-1 PARCEL 318

6DA-38522

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **TEN AND NO/100 ($10.00) DOLLARS,** CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEIRS AT LAW OF RUBY VERNON ALLEN, AN UNMARRIED PERSON, JAMES W. ALLEN AND ROSALIE A. LINCOLN** _____, HAVE BARGAINED AND SOLD, AND BY THESE PRESENT DO TRANSFER AND CONVEY UNTO THE SAID **RONNIE W. HALL** _____ _____ THE GRANTEE(S) HEREIN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 55 IN SUNRISE HEIGHTS ADDITION, A PLAN OF WHICH IS RECORDED IN BOOK 421, PAGE 2, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 55 FRONTS 57.5 FEET ON THE WESTERLY SIDE OF KEYSTONE AVE., AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF ELGIN STREET 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO RUBY VERNON ALLEN BY DIVORCE DECREE OF RECORD IN BOOK 4783, PAGE 720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RUBY VERNON ALLEN HAVING SINCE DIED AN UNMARRIED PERSON AND LEAVING AS HER ONLY HEIRS AT LAW HER TWO CHILDREN, JAMES W. ALLEN AND ROSALIE A. LINCOLN.

THIS IS IMPROVED PROPERTY KNOWN AS: **3401 KEYSTONE AVE., NASHVILLE, TN.**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, THEIR HEIRS AND ASSIGNS 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 GENDER.

WITNESS OUR HANDS THIS 14 DAY OF April, 1993.

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

X Rosalie A. Lincoln X James W. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8923 PAGE 451

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **HEIRS AT LAW OF RUBY VERNON ALLEN, AN UNMARRIED PERSON, JAMES W. ALLEN AND ROSALIE A. LINCOLN** _____, THE BARGAINOR(S), 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 NASHVILLE, TENNESSEE ON THIS 14 DAY OF April, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 ~~DAY OF~~ April, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

12025.

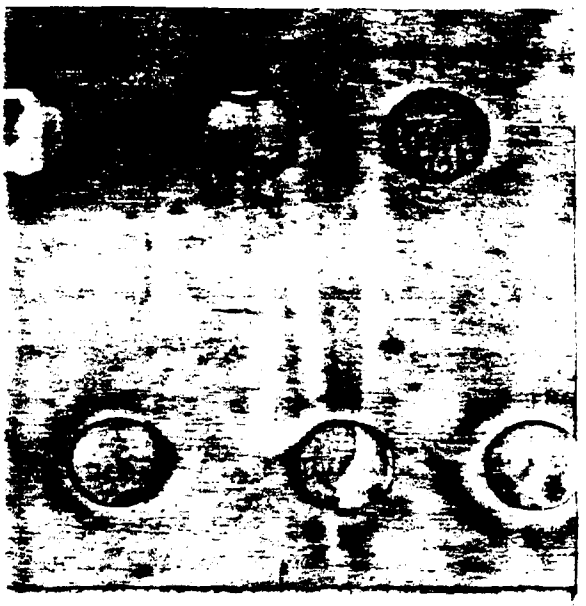
IDENTIFICATION REFERENCE

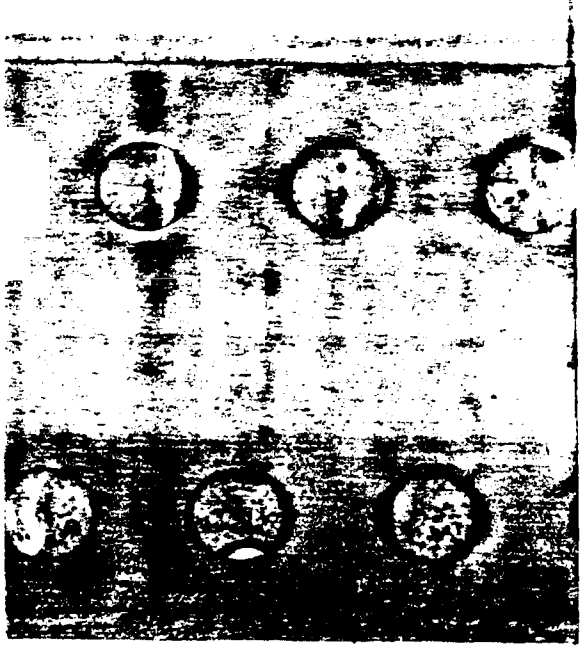
APR 22 2 03 PM '93

WILSON H REGISTER
DAVIDSON COUNTY, TN

8189 04/22 0101 CHECK 134.80

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON, 3221 NOLENSVILLE RD., STE. #1, NASHVILLE, TN 37211
(615) 833-5858





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

RECEIVED OF _____

FOR _____

BOOK 8923 PAGE 452

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	34000.00
			CON TX	125.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	134.80
			CHECK	134.80
04/22/93	01	14:03	0001	8189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:20.25

IDENTIFICATION REFERENCE

APR 22 2 03 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642908