32716

IDENTIF. ↑ REFERENCE

BOOK 8988 PAGE 583

93 JUN 22 AM 9:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map/Parcel
91-15-277
12W-00270

MAIL ENV.

Send Tax Statements To:

Name/Address New Owner:
John B. Posey
4911 Elkins Avenue
Nashville, TN 37209

Name of Mortgagee:
Barclays American/Mortgage
5932 Parkway Plaza Blvd
Charlotte, NC 28217

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, KEVIN W. ARCHEY and wife, SUSAN M. ARCHEY, have bargained and sold and by these presents do transfer and convey unto JOHN B. POSEY and wife, ELIZABETH THORNTON-POSEY, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, TN, being more particularly described as follows:

Being the west 54 ft. of the north 180 ft. of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

Said part of said block fronts 54 ft. on the southerly side of Elkins Avenue and runs back between parallel lines along the easterly margin of 50th Avenue North, formerly 9th Street, 180 ft. to an alley.

Being the same property conveyed to Kevin W. Archey and wife, Susan M. Archey by deed from Charles E. Weber, Phillip Weber, Arthur E. Weber, and Jane Weber Chapman, of record in Book 8082, page 907, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions.

1. 1993 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Plat Book 57, page 103, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18th day of June, 1993.

KEVIN W. ARCHEY

SUSAN M. ARCHEY

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 KEVIN M. ARCHEY and wife, SUSAN M. ARCHEY, 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 seal, at office, on this 18th day of June, 1993.

Notary Public

My Commission Expires:
June 25, 1996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $84,900.00.

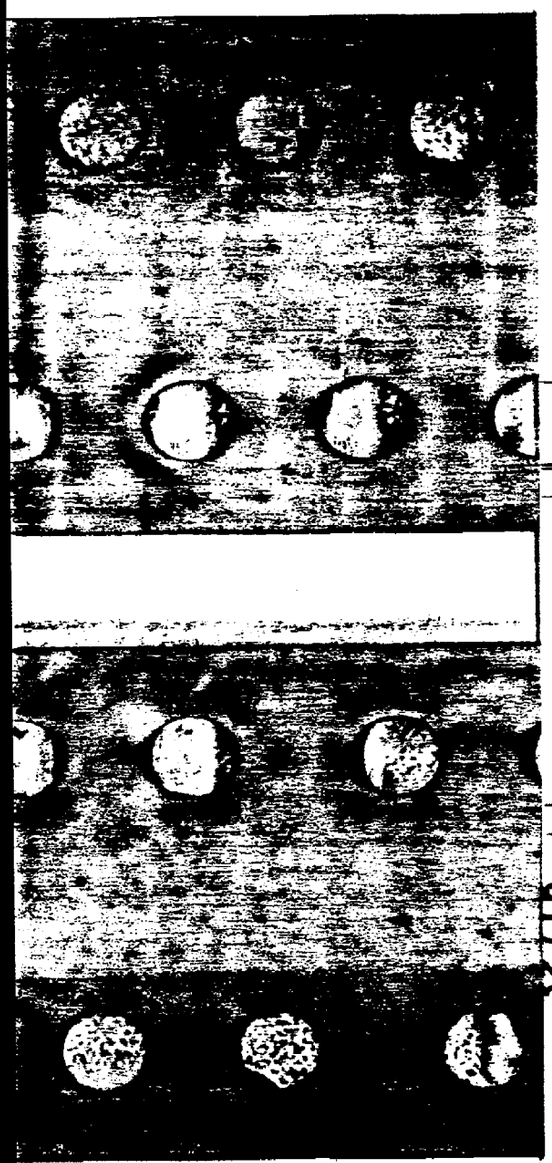
Affiant

Sworn to and subscribed before me on this the 18th day of June, 1993.

Notary Public

My Commission Expires:
June 25, 1996

0194 06/22 0101 03CHECK 323.13



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

RECEIVED OF _____

FOR _____

BOOK 8988 PAGE 585

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 84900.00
				CON TX 314.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.13
				CHECK 323.13
			06/22/93 01	09:49 0001 0194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ✦ REFERENCE 32716

32716

93 JUN 22 AM 9:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665436