THIS INSTRUMENT PREPARED BY White, Regen & Stuart, Attorneys at Law, 110 N. Mathis Dr., Dickson, TN 37055

N-1067

Map 162, Parcel 160

WARRANTY DEED **FORM 20 (REV. 4-69)**

For and in Consideration of the sum of Five Thousand and No/100 ---------- ---------- **Dollars,** ($5,000.00) cash in hand paid, the receipt of which is hereby acknowledged, and the balance of $71,500.00, evidenced by a promissory note of even date herewith, payable to Clarence L. Elliott and wife, Virginia H. Elliott, in the principal amount of $71,500.00, together with interest thereon from August 1, 1993, at the rate of 7⅛% per annum, payable in 360 equal consecutive monthly installments of $499.94 each, beginning September 1, 1993, and continuing on the same day of each succeeding month until the total of principal and accrued interest is paid,

BOOK 9050 PAGE 909

Send tax bills to: C.L. Elliott & Virginia Elliott
4119 Drury Ln
Burrow, Tn 37027

Address of new property owners: John H Simon
112 Bess Court No
Antioch, Tn 37013

1203 08/18 0101 03CHECK 296.

we, Clarence L. Elliott and wife, Virginia H. Elliott,

have bargained and sold, and by these presents do transfer and convey unto the said Dallas C. Fox and wife, Melba Fox, and John H. Simon and wife, Melanie Fox Simon, their

heirs and assigns. a certain tract or parcel of land in Davidson **County, State of Tennessee, as follows:**

Being Lot No. 41 on the Map of Bess Estates, Section 1, of record in Plat Book 4460, page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence L. Elliott and wife, Virginia H. Elliott, by deed from John D. Breen and wife, Karol Breen, dated April 5, 1983, of record in Book 6034, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the plat of record in Plat Book 4460, page 154, Register's Office for Davidson County, Tennessee, and is further subject to the conditions, reservations, and restrictions as set out in an instrument of record in Book 4679, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made; all of said provisions being covenants running with the land, without which this conveyance would not be made.

53374

IDENTIFICATION

93 AUG 18 AM 11:0

DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDED

BOOK 9050 PAGE 910

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Dallas C. Fox and wife, Melba Fox, and John H. Simon and wife, Melanie Fox Simon, their heirs and assigns, forever. And we do covenant with the said Dallas C. Fox and wife, Melba Fox, and John H. Simon and wife, Melanie Fox Simon, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Dallas C. Fox and wife, Melba Fox, and John H. Simon and wife, Melanie Fox Simon, their heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness our hands, this 14th day of July, 19 93

.... Clarence L Elliott
Clarence L. Elliott

....

.... Virginia H Elliott
Virginia H. Elliott

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE DICKSON COUNTY

BOOK 985 PAGE 911

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dallas C. Fox
Affiant

Subscribed and sworn to before me, this the 19th day of July, 19 93

Ann M. Stroud
Notary Public

My commission expires 12-30-96

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE Dickson COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence L. Elliott and wife, Virginia H. Elliott,

(or proved to me on the basis of satisfactory evidence)

the bargainor s, 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 Dickson Tennessee, this 19th day of July, 19 93

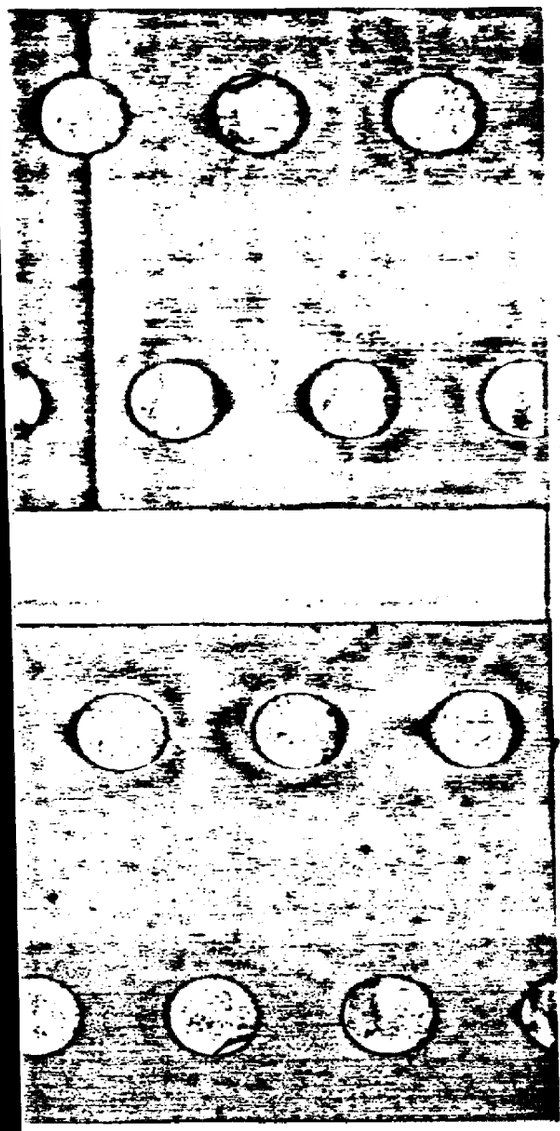
My Commission Expires 12-30, 19 96

Ann M. Stroud
Notary Public.

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page



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

RECEIVED OF _____

FOR _____

BOOK 9050 PAGE 912

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 76500-00
CON TX 283-05
PRFEE 1-00
TDEED 12-00
TOTAL 296-05
CHECK 296-05

08/18/93 01 11:07 0001 1203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53374
IDENTIF. # REFERENCE

93 AUG 18 AM 11:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

TDEED 12.00-
WDEED 12.00
~~TOTAL 0.00~~
~~CHECK 0.00~~

08/18/93 01 11:07 0001 1204

No. 687532