54987

IDENTIF. ↑ REFERENCE

BOOK 9055 PAGE 436

93 AUG 23 PM 4:06

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM: SEAN W. DOYLE AND WIFE, JOYCE H. DOYLE, AND WENDELL G. HOLLADAY AND WIFE, VIRGINIA M. HOLLADAY

TO: DOROTHY H. VANCE

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:

Dorothy H. Vance
1452 Hunters Branch Road
Antioch, TN 37013

2932 08/23 0101 03CHECK 329.28

MAP: 172

PARCEL: 83

For and in consideration of the sum of EIGHTY-FOUR THOUSAND, THREE HUNDRED, EIGHTY-SEVEN DOLLARS AND NINETY-FOUR CENTS ($84,387.94), including a cash payment in the amount of $22,000.00 and the assumption of the principal balance in the amount of $62,387.94 upon an indebtedness to Margaretten & Company, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged, we, SEAN W. DOYLE AND WIFE, JOYCE H. DOYLE, AND WENDELL G. HOLLADAY AND WIFE, VIRGINIA M. HOLLADAY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DOROTHY H. VANCE, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of Resub. of Lots 53, 54, 55 and a Common Area, Hunters Branch, Section 2-A, of record in Book 6900, page 165, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 50.02 feet on the southerly margin of Hunters Branch Road and extends back 119.79 feet on the easterly line and 126.39 feet on the westerly line to a broken line in the rear measuring 91.14 feet thereon.

Being the same property conveyed to Sean W. Doyle and wife, Joyce H. Doyle, and Wendell G. Holladay and wife, Virginia M. Holladay, by deed from Philhall Corp., of record in Book 7093, page 590, and by Deed of Correction from Phillips Builders, Inc., of record in Book 9051, page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as 1452 Hunters Branch Road, Antioch, Tennessee 37013.

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 with the following exceptions: (1) Deed of Trust of record in Book 7093, page 593, said Register's Office, securing a Promissory Note originally made to Commerce Union Bank, now owned by Margaretten & Company, Inc., the balance of which is expressly assumed by the Grantee, who covenants to hold the Grantors harmless from any further obligation thereunder; (2) Metropolitan Taxes for 1993, which have been prorated and are assumed by the Grantee; and (3) all existing restrictions, set back lines and easements of record in the Office of the Register for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this 23rd day of August, 1993.

Sean W. Doyle, By Joyce H. Doyle attorney-in-fact

SEAN W. DOYLE, BY JOYCE H. DOYLE, ATTORNEY-IN-FACT, GRANTOR

Joyce H. Doyle

JOYCE H. DOYLE, GRANTOR

Wendell G. Holladay

WENDELL G. HOLLADAY, GRANTOR

Virginia M. Holladay

VIRGINIA M. HOLLADAY, GRANTOR

Dorothy H. Vance

DOROTHY H. VANCE, GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 1993, before me personally appeared JOYCE H. DOYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN W. DOYLE, and who acknowledged that she executed the same as the free act and deed of Sean W. Doyle.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1993.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:
11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHRISTINA L. NEELEY, a Notary Public in and for said County and State, the within named JOYCE H. DOYLE, WENDELL G. HOLLADAY, VIRGINIA M. HOLLADAY, AND DOROTHY H. VANCE, 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 official seal at Nashville, Tennessee, this 23rd day of August, 1993.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:
11-20-96

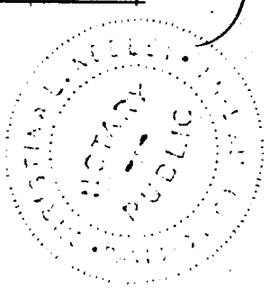
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Affiant, being first duly sworn, states that the actual consideration or value, whichever is greater, for this transfer, is $84,387.94.

Dorothy F. Vance
AFFIANT

Subscribed and sworn to before me this 23rd day of August, 1993.

Christina R. Neely
NOTARY PUBLIC



My commission expires:
11-2096

This instrument prepared by: George H. Cate, Jr.
CATE & SETZER, ATTORNEYS
1101 Stahlman Building
Nashville, TN 37201
615/255-0354



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

RECEIVED OF _____

FOR _____

BOOK 9055 PAGE 440

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 84387.94
				CON TX 312.28
				PRFEE 1.00
				WDEED 16.00
				TOTAL 329.28
				CHECK 329.28
08/23/93	01			16:06 0001 2932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54987
IDENTIF. ↑ REFERENCE

93 AUG 23 PM 4:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 689254