99143

IDENTIF. & REFERENCE

WARRANTY DEED

93 DEC 21 AM 10:55

FILED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 9194 PAGE 303

THIS INDENTURE, made and entered into as of the **15th** day of **December, 1993** by and between

Harry L. Greene and Janet S. Greene, and Cheryl Greene,

hereinafter referred to as Grantor, and

Marc T. Tronzo and Kelly M. Tronzo, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot NO. 355, on the plan of Seven Hills, Section VIII, as of record in Book 3300, Page 14, Register's Office for said County, and more fully described in deed of record in Book 4725, page 68, Register's Office for said County.

Being the same property conveyed to Harry L. Greene and wife Janet S. Greene, by deed from Frank H. Orr, III, and wife Nancy G. Orr, of record in book 4725, page 68, Register's Office for said Davidson County, Tennessee.
Harry L. Greene and Janet S. Greene having since divorced.

Cheryl Greene, spouse of Harry L. Greene joins in the execution of this document for the purpose of conveying any marital interest she may have.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Cheryl Greene

Harry L. Greene

Janet S. Greene

INDIVIDUAL

BOOK 9194 PAGE 364

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Harry L. Greene and Janet S. Greene,** and Cheryl Greene, the within named 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, at office, this **15th** day of **December, 1993.**

Notary Public

Commission Expiration: 11-22-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$152,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

6635 12/21 0101 03CHECK 571.40

Affiant

Subscribed and sworn to before me this **15th** day of **December, 1993.**

Notary Public

Commission Expiration: 11-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	First Tennessee Bank P. O. Box 1000, Dept. 47 Memphis, TN 38148	1312 Hildreath Drive Nashville, TN 37215 MAP PARCEL NUMBER 16DA-37338

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9194 PAGE 305

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	
				152000.00
			CON TX	562.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	571.40
			CHECK	571.40
12/21/93	01	10:56	0001	6635

99 143
IDENTIFICATION REFERENCE

93 DEC 21 AM 10:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 736605