BOOK 9227 PAGE 139

NAME AND ADDRESS OF NEW OWNERS:

Howard O. Royer
P. O. Box 356
Antioch, TN 37011
SEND TAX NOTICES TO:

Howard O. Royer
Same

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

Mail

FROM INFORMATION FURNISHED BY THE PARTIES:

Map 149.02B Group Parcel 151.00

94 JAN 24 AM 10:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

10050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, JUDY L. SARA, by and through her lawful Attorney-In-Fact TIMOTHY ART DAVIS, has bargained and sold and does hereby transfer and convey unto HOWARD O. ROYER, his heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 181-B as shown on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, PICCADILLY SQUARE, PHASE II, of record in Book 6900, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Judy L. Sara by Quitclaim Deed of record in Book 7293, page 145, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 6236, page 683 and to the minimum building setback lines, public utility and drainage easements, sewer easement and all other matters as shown on subdivision plat of record in Book 6900, page 14, all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title hereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantor covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1994 property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, GEORGE SARA, spouse of JUDY L. SARA, by and through his lawful Attorney-In-Fact, TIMOTHY ART DAVIS, hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

WITNESS OUR HANDS, on this the 20th day of January, 1994.

Judy L. Sara
JUDY L. SARA

By: Tim Art Davis
TIMOTHY ART DAVIS, Attorney-In-Fact
for JUDY L. SARA

George Sara
GEORGE SARA

By: Tim Art Davis
TIMOTHY ART DAVIS, Attorney-In-Fact
for GEORGE SARA

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, TIMOTHY ART DAVIS, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, JUDY L. SARA and husband, GEORGE SARA, by virtue of an instrument of record in Trust Deed Book A-9227, page 137, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, at office, on this the 20th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 6/12/95

I or we, hereby swear or affirm that the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $ 42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Darla Cassell
AFFIANT

Sworn to and subscribed before me, on this the 20th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 6/12/95

01/25/94 01:01 PM CHECK 164.40



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

RECEIVED OF _____

FOR _____

BOOK 9227 PAGE 141

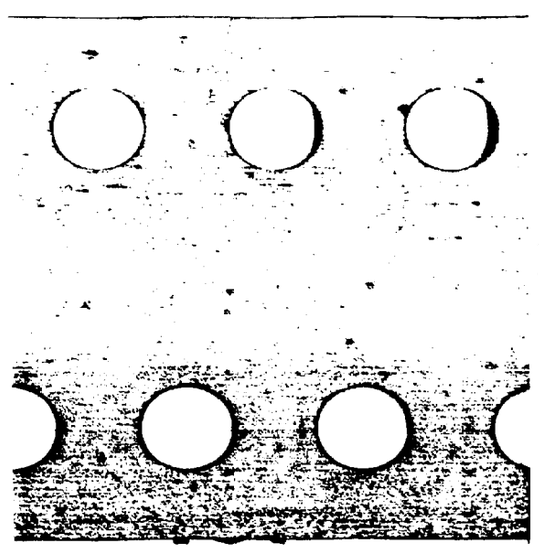
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

01/24/94 01 10:31 0001 2256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



10050
IDENTIF. REFERENCE

94 JAN 24 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748212