File 12559 File Box 38 (First Title & Escrow)

WARRANTY DEED

BOOK 9359 PAGE 678

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IVAN MICHAEL ROBBINS (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	Map 130-7
4304 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110 (STREET ADDRESS)	Parcel 41
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	F.B. BM8355

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT YOUNG DALE AND WIFE, JAN ROGERS DALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IVAN MICHAEL ROBBINS AND CHERIE LYNN RYAN, both unmarried , Joint Tenants with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 191C on the Plan of Re-Subdivision Parts Royal Oaks, as of record in Plat Book 974, pages 4 & 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jan Martin Rogers by deed from William E. Powell, Jr. and wife, Terry B. Powell of record in Book 6867, page 12, said Register's Office. Jan Martin Rogers, being one and the same as Jan Rogers Dale, having vested title in Robert Young Dale and wife, Jan Rogers Dale by quitclaim deed of record in Book 8214, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.

55008

IDENTIF. & REFERENCE

94 MAY 27 PM 3:10

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1441 05/27 0101 03CHECK 749.00

This is improved (XX) unimproved ( ) property, known as 4304 Harding Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of May, 19 94

Robert Young Dale
ROBERT YOUNG DALE

Jan Rogers Dale
JAN ROGERS DALE

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT YOUNG DALE AND WIFE, JAN ROGERS DALE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of May, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Robert Young Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 94.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) Notary Public

WARRANTY DEED

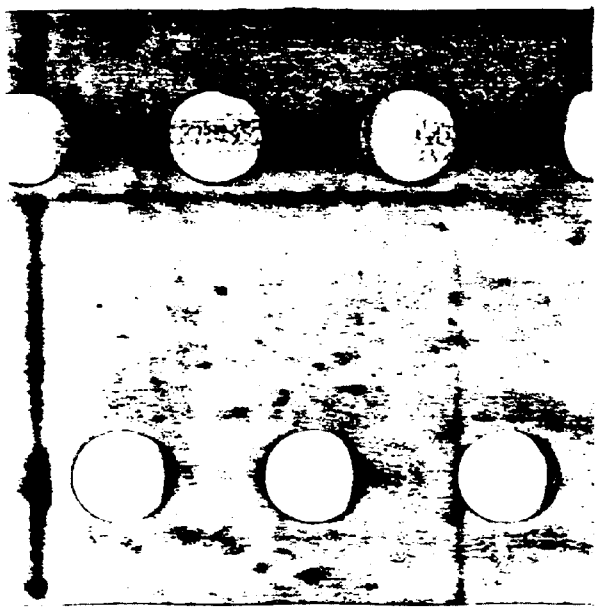
FROM

~~ROBERT YOUNG DALE AND WIFE, JAN~~ ROGERS DALE

TO

~~IVAN MICHAEL ROBBINS~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

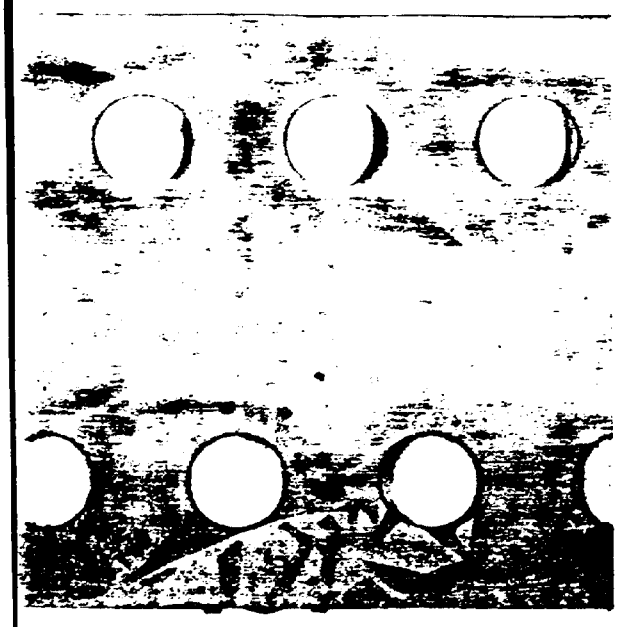
RECEIVED OF _____

FOR _____

BOOK 9359 PAGE 680

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00

05/27/94 01 15:10 0001 1441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55008
IDENTIF. ↑ REFERENCE

94 MAY 27 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796410