9374

Box 58

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Laviola (NAME)	NEW OWNER (NAME)	MAP 72-10
2821 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 59
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, L. C. Tanley, Sr. and wife, Mary Frances Tanley and L. C. Tanley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Laviola

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northeast part of Lot No. 36 on the Plat of Dozier Place, of record in Book 974, page 51, Register's Office for said County, and described according to a survey by Barry Greer & Assocaiates dated October 1, 1976 as follows:

Beginning at a point at the intersection of Dozier Place and Gallatin Road, said point being marked by a chisedled cross, thence along the westerly margin of Gallatin Road S 22 Deg. 00' W 132.00 feet to another chiseled cross; thence N 67 Deg. 28' W 200.41 feet to an existing axle shaft; thence N 22 Deg. 44' E 107.90 feet to a corner post; thence along the southerly margin of Dozier Place S 74 Deg. 40' E 200.39 feet to the point of beginning.

Being the same property conveyed to L. C. Tanley, Jr., Phillip A. Oakley, Rick C. Tanley, and L. C. Tanley, Sr. by deed from Third National Bank, Executor of the Estate of Jessie W. Dozier Dornbush of record in Book 5089, page 289, Register's Office for Davidson County, Tennessee. Phillip A. Oakley conveyed his interest to Rick C. Tanley and L. C. Tanley, Jr. of record in Book 5741, page 374, said Register's Office. Rick C. Tanley and wife, Trecia B. Tanley conveyed their interest to L. C. Tanley, Sr. and wife, Mary Frances Tanley of record in Book 8027, page 973, said Register's Office.

The above legal description is the same as used on the prior Deeds.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantee the day of closing; all matters as shown on the above stated plan of record; to any and all easements located and running with the land; and to parties in possession.

unimproved ( )
This is improved (X) property, known as 2821 Gallatin Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand S this 8th day of June 19 94

L. C. Tanley, Sr.

L. C. Tanley, Jr.

Mary Frances Tanley

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. C. Tanley, Sr. and wife, Mary Frances Tanley and L. C. Tanley, Jr.

the bargainor S, 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 8th day of June, 19 94.

Commission expires 3/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BILL OF SALE

Included in this conveyance of real property: any and all equipment and fixtures now used in connection with and located on this property.

L. C. Tanley, Sr.

Mary Frances Tanley

L. C. Tanley, Jr.

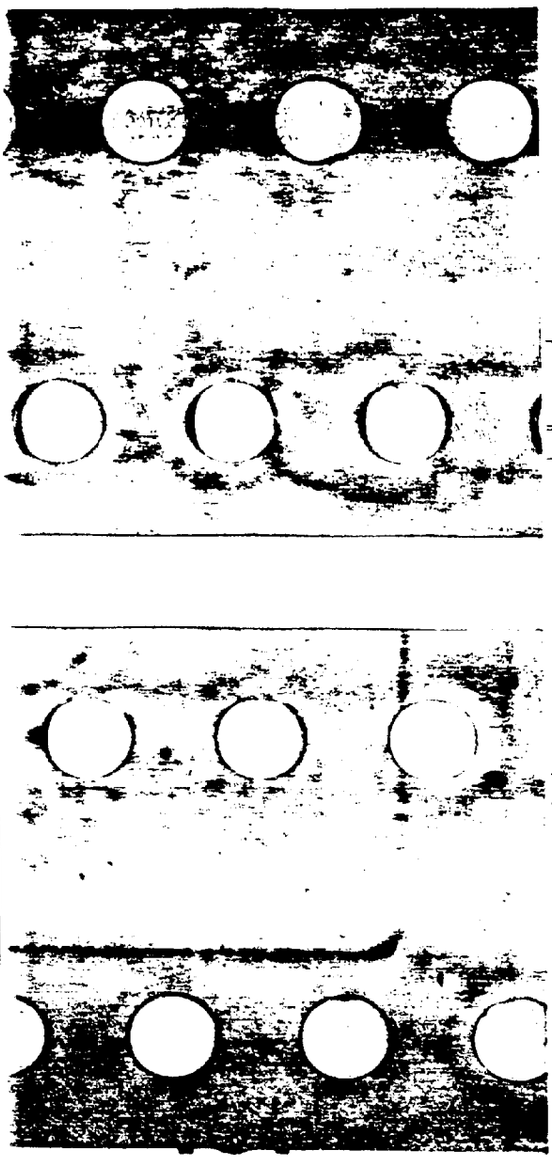
4472 06/09 0101 03CHECK 305.00

59557

IDENTIF. & REFERENCE

94 JUN -9 PM 2:49

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 80000.00
CON TX 296.00
PRFEE 1.00
MIEED 8.00
TOTAL 305.00
CHECK 305.00

06/09/94 01 14:49 0001 4472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59557
IDENTIF. & REFERENCE

94 JUN -9 PM 2:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 801231