43

WARRANTY DEED

BOOK 9397 PAGE 789

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Anna Marie Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Webb (NAME)	Ronald B. Webb (NAME)	81-15-312
1731 Underwood Street (ADDRESS)	3216 Doverside Drive (ADDRESS)	2W-24138
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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, Deborah K. Ferrell and husband, Roger Dale Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald B. Webb and wife, Anna Marie Webb

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:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, Page 129, of the Register's Office for Davidson County, Tennessee.

SAID parts of Lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem Street) and Underwood Street and run back; thence eastwardly along the southern margin of Underwood Street 63 feet to a point; thence southwardly parallel with 18th Avenue North 130 feet to a point; thence westwardly and parallel with Underwood Street 63 feet to 18th Avenue North; thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed form Robert M. Garfinkle, an unmarried man, of record in Book 5061, Page 741, said Register's Office, as follows:

BEING part of Lot No. 31 in the Manlove Plan, a Plan of which is of record in Plan Book 21, Page 129, Register's Office for Davidson County, Tennessee.

BEGINNING at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southerly margin of Underwood Street to the point of beginning and

CONTINUED

unimproved ( )
This is improved (X) property, known as 1731 Underwood Street, Nashville, TN 37208
(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 my hand this 29th day of June, 19 94

Deborah K. Ferrell
Deborah K. Ferrell

Roger Dale Ferrell
Roger Dale Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Ferrell and husband, Roger Dale Ferrell

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 29th day of June 19 94

Commission expires 11-20-96

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

3358 07/05 0101 03CHECK 175.50

LEGAL DESCRIPTION CONTINUATION

containing 0.04 acres, more or less.

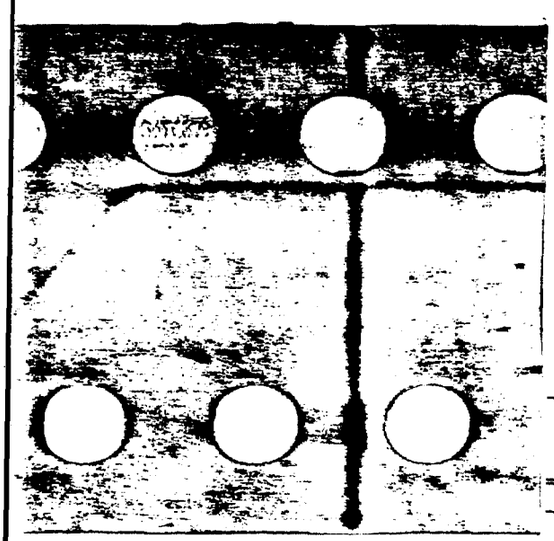
Being the same property conveyed to Roger Dale Ferrell and wife, Deborah Kay Ferrell by deed from First American National Bank of record in Book 8656, Page 359, Register's Office for Davidson County, Tennessee and being the same property conveyed to Deborah K. Ferrell by Quitclaim Deed from Roger D. Ferrell of record in Book 9013, Page 47, Register's Office for said County.

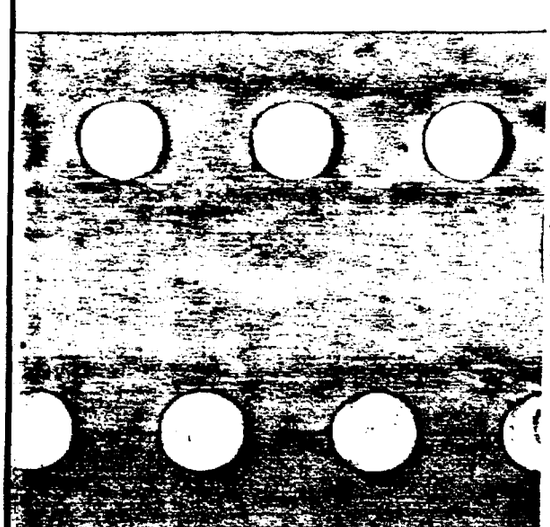
Roger Dale Ferrell, husband of the said Deborah K. Ferrell, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

This conveyance is subject to any and all existing restrictions and easements of record.

94 JUL -5 PM 2:20
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 67755





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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
07/05/94	01			14:20 0001 3358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67755
IDENTIF. # REFERENCE

94 JUL -5 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810011