Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

94 JUL 19 AM 9:25

72365

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Eugenia Gayle Denney 221 D. Village Lane Greensboro, NC 27409	Same as New Owner	P/O Map 43-1 Parcel 105 Field Book 11D 25280

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHNNY E. DENNEY, joined by his wife, VIRGINIA A. DENNEY, and EUGENIA GAYLE DENNEY, unmarried, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto EUGENIA GAYLE DENNEY, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described as Lot No. 3 on the Plan of the Resubdivision of Lot "I" of the W. P. Ready Subdivision of the E. H. Thorton tract, filed for record on May 20, 1994, in Book 8250, page 286, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

BEGINNING at an iron rod in the southerly right-of-way of Shannon Avenue, a corner to the property conveyed to Marilyn H. Swinea, of record in Book 4716, page 435, Register's Office for Davidson County, Tennessee; thence, with said margin of said right-of-way, North 79 deg. 13' 11" East 250.09 feet to an iron rod, a corner to the property conveyed to Robert J. Martin, of record in Deed Book 7419, page 511, said Register's Office; thence, with the line of Martin, South 10 deg. 26' 07" East 271.12 feet to an iron rod; thence, South 79 deg. 55' 10" West 247.94 feet to an iron rod; thence, North 10 deg. 53' 38" West 268.09 feet to the point of beginning and containing 1.5 acres, more or less.

BEING a part of the same property conveyed to Johnny E. Denney and Eugenia Gayle Denney by deed from Edmond Denney, unmarried, of record in Book 7896, page 863, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated March 9, 1994, by R. L. Montoya, Registered Land Surveyor, License No. 597 (Job No. 94-3-24 [20]).

This is unimproved property located on Shannon Avenue, Madison, TN 37115.

GRANTORS further convey to the GRANTEE, her heirs or assigns, a permanent and perpetual 15-foot private sanitary sewer service line across Lot No. 1 on the Plan of the Resubdivision of Lot "I" of the W. P. Ready Subdivision of the E. H. Thorton tract, of record in Book 8250, page 286, Register's Office for Davidson County, Tennessee, said tract having been this date conveyed to Ray K. Binnion by deed recorded simultaneously herewith, said easement being more specifically and particularly described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of Sarver Avenue, being the southeast corner of Lot No. 1 on the resubdivision of Lot "I" W. P. Ready Subdivision of the E. H. Thorton tract, of record in Book 8250, page 286, Register's Office for Davidson County, Tennessee, as hereinabove described; thence, with said margin of said Avenue, South 80 deg. 35' 10" West 15.00 feet to a point; thence, North 9 deg. 24' 50" West 267.60 feet to a point in the southerly margin of Lot No. 3 on said Plan; thence, North 79 deg. 55' 10" East 15 feet to an iron pin; thence, South 9 deg. 24' 50" West 267.60 feet to the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Subject to 1994 State and County Taxes which are a lien but not yet due and payable, which have been prorated between the parties and placed in escrow with Homer R. Ayers, escrow closing attorney, for payment when due.

2. Subject to a 5-foot right-of-way easement for Shannon Avenue, in front of the northerly line of Lot No. 3, as hereinabove described.

3. Subject to a Nashville Electric Service overhang easement extending 10 feet in a southerly direction from the northerly line of Lot No. 3, as hereinabove described, and running from the easterly boundary line of said lot to the westerly boundary line of said lot.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: VIRGINIA A. DENNEY, wife of JOHNNY E. DENNEY, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise, but makes no warranties concerning the said property, whatsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Johnny E. Denney
JOHNNY E. DENNEY

Virginia A Denney
VIRGINIA A. DENNEY

Eugenia Gayle Denney
EUGENIA GAYLE DENNEY

STATE OF NORTH CAROLINA }
COUNTY OF Guilford }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA GAYLE DENNEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of July, 1994.

Debra L. Barta
NOTARY PUBLIC

My Commission Expires: 11-22-98

OFFICIAL SEAL
DEBRA L. BARTA
NOTARY PUBLIC—NORTH CAROLINA
COUNTY OF GUILFORD
My Commission Expires 11-22-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY E. DENNEY and wife, VIRGINIA A. DENNEY, 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 the 18th day of July, 1994.

NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF NORTH CAROLINA }
COUNTY OF Guilford }

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

X Eugenia Gayle Denney
Affiant

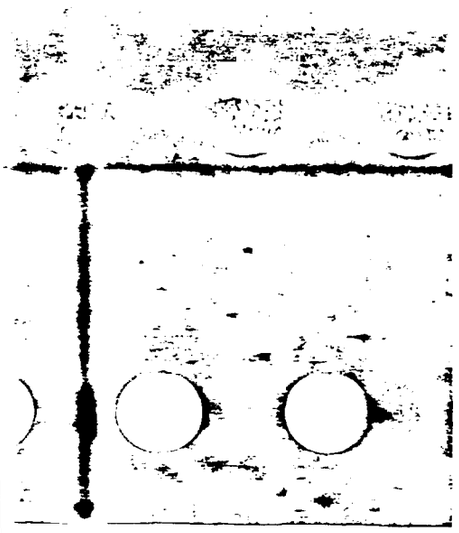
Sworn to and subscribed before me on this the 13th day of July, 1994.

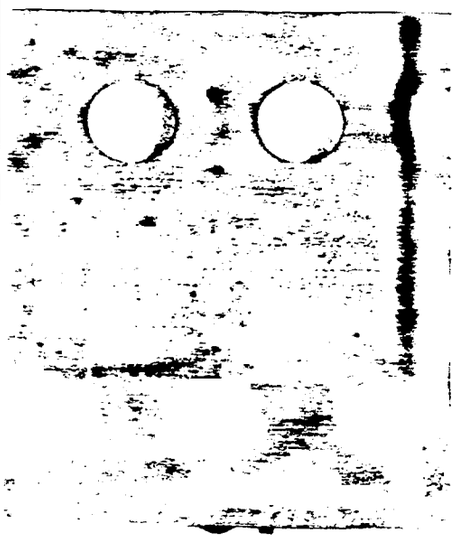
Debra L. Barta
NOTARY PUBLIC

My Commission Expires: 11-22-98

OFFICIAL SEAL
DEBRA L. BARTA
NOTARY PUBLIC—NORTH CAROLINA
COUNTY OF GUILFORD
My Commission Expires 11-22-98

9323 07/19 0101 03CHECK 79.60





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

RECEIVED OF _____

FOR _____

BOOK 9410 PAGE 922

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/19/94 01 09:24 0001 8323

72365
IDENTIF. # REFERENCE

94 JUL 19 AM 9:25

REGISTER'S OFFICE
DAVIDSON CO., TENN.

No. 814911