85640

IDENTIF. & REFERENCE

94 AUG 29 PM 12:07

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
HAYNES, WALKER & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Beverly W. Trotter and/or Welbon Trotter 304 Old Two Mile Pike Goodlettsville, TN 37072	Same	Map 26-5 Parcel 77 GO 08486

BOOK 9445 PAGE 589

FOR AND IN CONSIDERATION of the sum of *TEN AND NO/100 ($10.00) DOLLARS*, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES G. PROCTOR, and ***JEAN P. MORGAN***, individually and as Executors of the Estate of Marie Proctor, have this day bargained and sold, and do hereby transfer and convey unto the said ***BEVERLY W. TROTTER***, and ***WELBON TROTTER***, the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey made by J.R. Scott, Surveyor, on July 7, 1955, as follows, to wit:

BEGINNING at a stake in the East right-of-way line of the Two Mile Pike, same being 400 feet South of a 50-foot street, and a corner to Lee Douglass; thence with said Pike S 23-1/2° E 100 feet to a stake, corner to H.R. Drake; thence N 69° E 177 feet to a point in the L & N Railroad property, corner to said Drake; thence with the railroad property, N 7° W 100 feet to a stake, corner to Lee Douglass; thence S 69° W 189 feet to the beginning.

Being the same property conveyed to Marie Proctor, deceased, by deed from Ricky D. Head, and wife, Karen Head, of record in Book 6771, page 242, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Charles G. Proctor, and Jean P. Morgan, by Last Will and Testament of Marie Proctor offered for probate under Docket #94P-994, Probate Court, Davidson County, Tennessee.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $55,000.00.
Subscribed and sworn to before me this 19th day of August, 1994.

Beverly W. Trotter
AFFIANT

My Commission Expires: 9/27/97

Dana M Moorland
NOTARY PUBLIC

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 19th day of August, 1994.

Charles G. Proctor

CHARLES G. PROCTOR, Individually, and as Executor of the Estate of Marie Proctor

Jean P. Morgan

JEAN P. MORGAN, Individually, and as Executrix of the Estate of Marie Proctor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ***CHARLES G. PROCTOR***, and ***JEAN P. MORGAN***, the within named bargainors, 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.

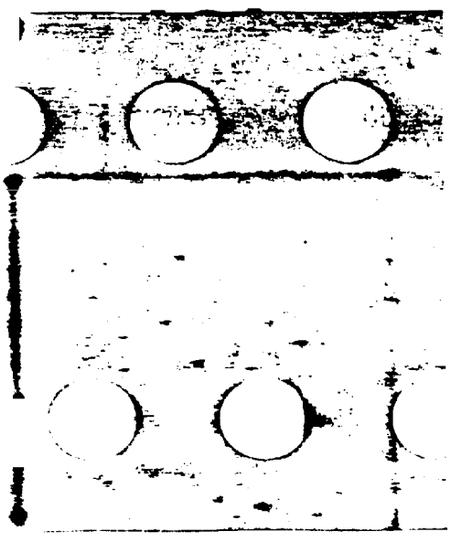
Witness my hand and official seal at Goodlettsville, Tennessee, on this the 19th day of August, 1994.

Dana M. Meadows

NOTARY PUBLIC

My Commission Expires: 9/27/97

1775 08/29 2401 03C-ECR 212.50



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

RECEIVED OF _____

FOR _____

BOOK 9448 PAGE 891

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	55000.00
CON TX	203.50
PRFEE	1.00
MDEED	8.00
TOTAL	212.50
CHECK	212.50

08/29/94 01 12:07 0001 2775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85640
IDENTIF. & REFERENCE

94 AUG 29 PM 12:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829174