19466

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

mail

94 DEC 22 AM 9:20

REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R4092

MAP/GROUP/PARCEL
006-00-0/021.00

NEW OWNER'S NAME AND ADDRESS:
Ronald C. Calhoun and Lydia June Calhoun
2501 Baker Road
Goodlettsville, TN 37072

BOOK 9553 PG 48

SEND TAX BILLS TO:
The Prudential Home Mortgage Company, Inc.
100 South Fifth Street
Minneapolis, MN 55402-1275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Milton S. Rose a/k/a Steve Rose, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Ronald C. Calhoun and wife, Lydia June Calhoun, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in the 10th Civil District of Davidson County, Tennessee, formerly the 20th, and being 10.2 acres, more or less, and being described according to a survey of the same made by George W. Watkins, Surveyor, on February 4th, 1955, as follows:
>
> BEGINNING at a point in the original southerly boundary line of the land sold and conveyed by Clarence A. Bruce and wife, Nancy Lee Bruce, by deed of record in Book 2292, Page 553, of the Register's Office Davidson County, Tennessee, near a road; thence N. 9 deg. 30 minutes west 600 feet to an iron pin; thence N. 50 deg. 10 minutes west 325 feet to an iron pin; thence N. 47 deg. 15 minutes west 458 feet to an iron pin and the northerly line of the tract herein described and conveyed; thence 56 deg. 45 minutes west and with said line 400 feet to a point; thence south 40 deg. 30 minutes east 307 feet to a 20 inch dead poplar; thence south 57 deg. east 270 feet to an elm stump; thence S. 53 deg. 45 minutes East 369 feet to an iron pin; thence South 26 deg. 30 minutes East 375 feet and crossing the above named road to an iron pin; thence North 75 deg. East 126 feet to the place of beginning.
>
> BEING the same property conveyed to grantor herein by deed of record in Book 8683, Page 590, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Milton S. Rose

Milton S. Rose a/k/a Steve Rose

BOOK 9553PG 49

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Milton S. Rose a/k/a Steve Rose, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of December, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $138,000.00.

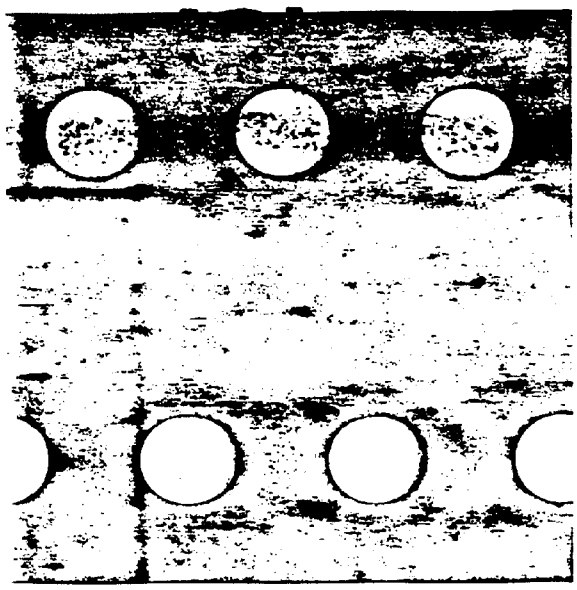
Ronald C. Collum
AFFIANT

Sworn to and subscribed before me, this the 9th day of December, 1994.

NOTARY PUBLIC

My Commission Expires:
2-3-98

5555 12/22 0101 03CHECK 519.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

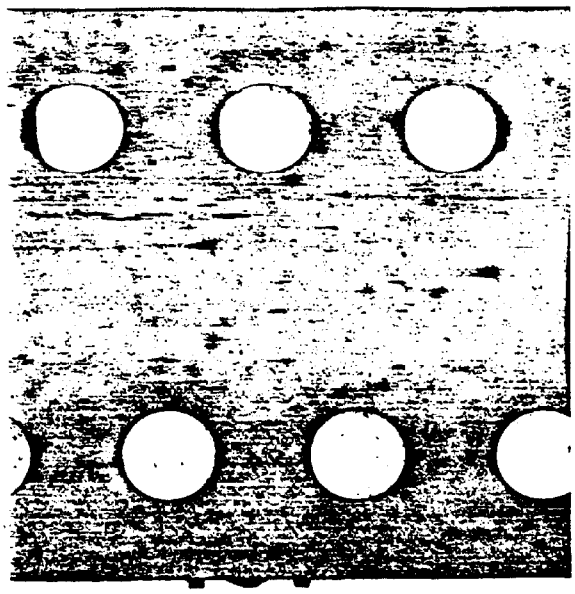
FOR _____

BOOK 9553 PG 50

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
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60
12/22/94 01 09:19 0001 5555



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19466
IDENTIF. ↑ REFERENCE

94 DEC 22 AM 9:40
REGISTER
DAVIDSON COUNTY, TN.

No. 865477