BOOK 9576 PG 200

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ANN E. MORROW AND
ROCINE C. GROCE
603 BURGUNDY DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 42-14, PARCEL 33

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Rocine C. Groce
AFFIANT

Subscribed and sworn to me, this the 17 day of JANUARY, 1995.

Denise C. Ogles
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

27212
IDENTIFICATION REFERENCE

95 JAN 23 AM 10:37
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations; the receipt and sufficiency of which are hereby expressly acknowledged, I, ANN E. MORROW, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROCINE C. GROCE, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, A ONE-HALF UNDIVIDED INTEREST IN AND TO certain real estate in ~~ROBERTSON~~ DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 603 BURGUNDY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

EXHIBIT 'A'

Being Lot No. 115 on the Plan of Sherry Heights, Section III, as of record in Book 2331, page 126, Register's Office for said County.

Said Lot No. 115 fronts 175.9 feet on the south side of Burgundy Drive, and runs back 208 feet on the west line and 137.1 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 272.2 feet.

Being the same property conveyed to Walter B. Morrow and wife, Ann E. Morrow, by Warranty Deed from Howard K. Williamson and wife, Mary Hattie Williamson, of record in Deed Book 3158, page 527, Register's Office for Davidson County, Tennessee, the said Walter B. Morrow having since died, the property vests by operation of law in his widow, Ann E. Morrow, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 2331, page 126, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Any and all other matters of record.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 17th day of JANUARY, 1995.

Ann E Morrow
ANN E. MORROW

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN E. MORROW, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

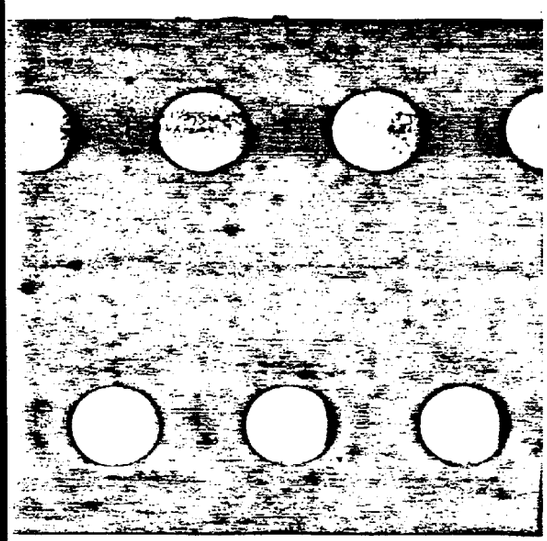
WITNESS my hand and official seal at MADISON, Tennessee, on this the 17 day of JANUARY, 1995.

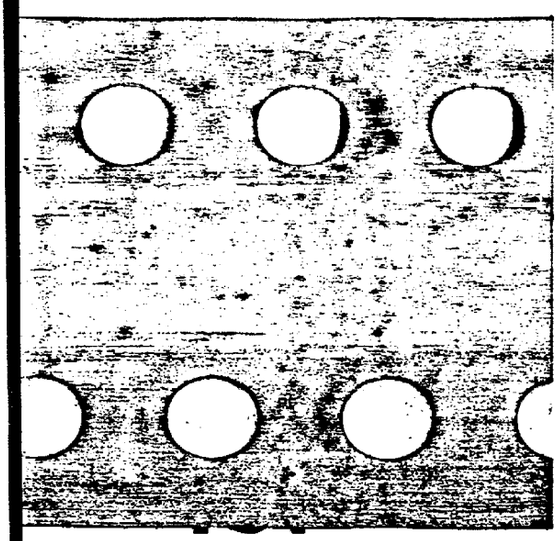
Denise C. Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

95 01723 1101 03CHECK 161.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9576 PG 203

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/95 01 10:44 0001 4168

27212
IDENTIF. # REFERENCE

95 JAN 23 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

No. 873977