Mail

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

ADDRESS NEW OWNER:

RONALD W. HONEYCUTT, JR., AND WIFE,
JULIA H. HONEYCUTT
1136 PIERCE ROAD
MADISON, TN 37115

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-2, PARCEL 7

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $80,000.00

Ronald W. Honeycutt Jr.
AFFIANT

Subscribed and sworn to me, this the _____ day of JANUARY, 1994.

Verna C. Ellis
Notary Public
My commission expires: 5-11-96

STATE OF TENNESSEE

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, BEVERLY D. McTYIER, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD W. HONEYCUTT AND WIFE, JULIA H. HONEYCUTT, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in 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 1136 PIERCE ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR 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.

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

ROBERT B. McTYIER, JR., husband of Beverly D. McTyier, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described in Exhibit "A", marital or otherwise.

WITNESS OUR HANDS this 19th day of JANUARY, 1994.

Beverly D. McTyier
BEVERLY D. McTYIER

Robert B. McTyier, Jr.
ROBERT B. McTYIER, JR.

COMMONWEALTH OF VIRGINIA :

COUNTY OF Augusta :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY D. McTYIER AND HUSBAND, ROBERT B. McTYIER, JR., the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Waynesboro, Virginia, on this the 19th day of JANUARY, 1994.

A Michele Thorne
notary public

My commission expires: Sept. 30, 1997

A. MICHELE THORNE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

4799 01/25 0101 03CHECK 309.00

EXHIBIT 'A'

Being Lot No. 13 on the Map of a Resubdivision of Lots 2 to 6, inclusive, of a Subdivision of Lot 27 and part of 29, of Dixie Pure Food Company's Subdivision at Amqui, as of record in Book 843, page 66, Register's Office for said County.

According to a survey made by Hal R. Swann, Jr., Surveyor, dated September 13, 1952, said Lot No. 13 fronts 100 feet on the easterly side of Pierce Avenue, and runs back 619.5 feet on the north line and 643.5 feet on the south line, which is a broken line, measuring 100 feet thereon.

Being the same property conveyed to J. Clifton Hall and wife, Mayme H. Hall, by Installment Deed from Billy T. Judd and wife, Lena Mai Judd, of record in Book 4305, page 264, Register's Office for Davidson County, Tennessee, the said J. Clifton Hall having died on November 10, 1989, the property vested by operation of law in his widow, Mayme H. Hall. Mayme H. Hall died on December 21, 1994 and by her Last Will and Testament dated September 2, 1994, and filed for Probate on January 5, 1995, to Docket NO. 95P21, and filed in Will Book to Book 195, page 242, the property was given, bequeathed and devised to Beverly D. McTyier, the Grantor herein.

EXHIBIT 'B'

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

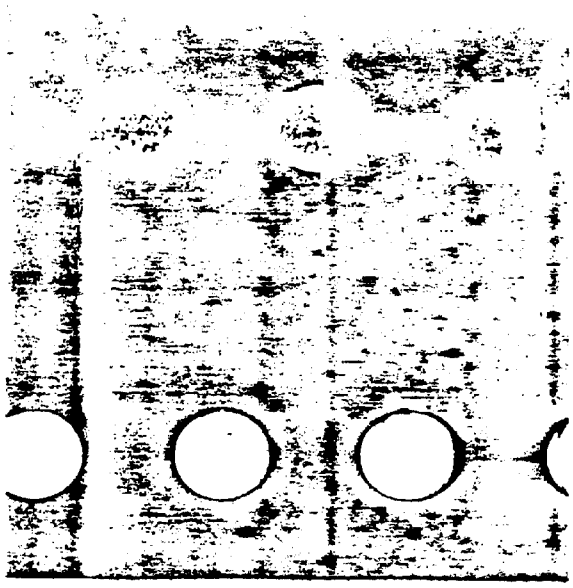
2. All matters set forth on the Plan of record in Book 843, page 66, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

27768

IDENTIF. & REFERENCE

95 JAN 25 AM 8:23

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

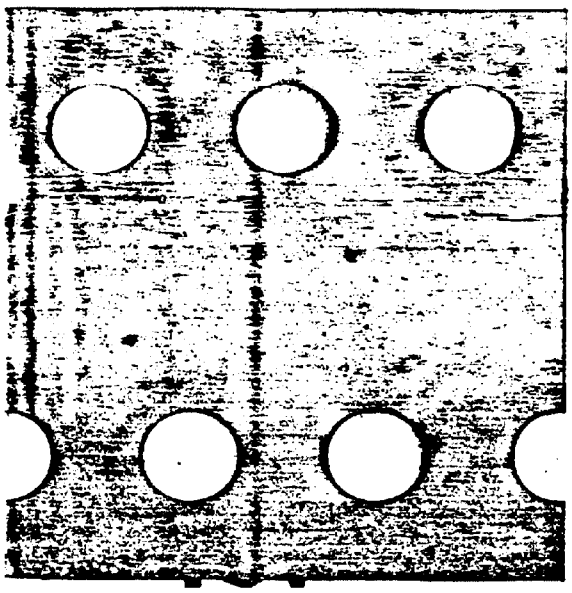
BOOK 9577 PG 959

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

01/25/95 01 08:23 0001 4799



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27768
IDENTIF. ↑ REFERENCE

95 JAN 25 AM 8:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 874601