BOOK 9586 PG 708

144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,519.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 4/24/97
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JOHN T. COOK

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur C. Mann (NAME)	NEW OWNER (NAME)	MAP 159-1
248 Burgundy Hill Rd. (ADDRESS)	(ADDRESS)	PARCEL 42
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rafe VanHoy and Deborah A. VanHoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur C. Mann and wife, Susan Collier Mann

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hound's Run, of record in Plat Book 6900, page 167 thru 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rafe VanHoy and wife, Deborah A. VanHoy, by Deed from Arthur C. Mann and wife, Susan L. Mann, of record in Book 8784, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust in the original amount of $57,000.00, of record in Book 8068, Page 925, said Register's Office; restrictive covenants of record in Book 7079, Page 995, amended in Book 7238, Page 736, said Register's Office; easements and setback lines as set forth on the above plan of record ; and taxes for the current year which have been prorated and assumed by the Grantee herein.

30769

IDENTIFICATION REFERENCE

95 FEB -2 PM 1:03

unimproved (X)
This is improved ( ) property, known as 408 Oakleigh Hill, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 27th day of January 19 95

Rafe VanHoy
By: Rafe VanHoy
Mary E. Gordon, Attorney-in-fact

Deborah A. VanHoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A. VanHoy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of January, 1995.

Commission expires 11-28-98

Notary Public

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Notary Public in and for the State and County aforesaid, personally appeared Mary E. Gordon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of Rafe VanHoy, being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1995.

NOTARY PUBLIC

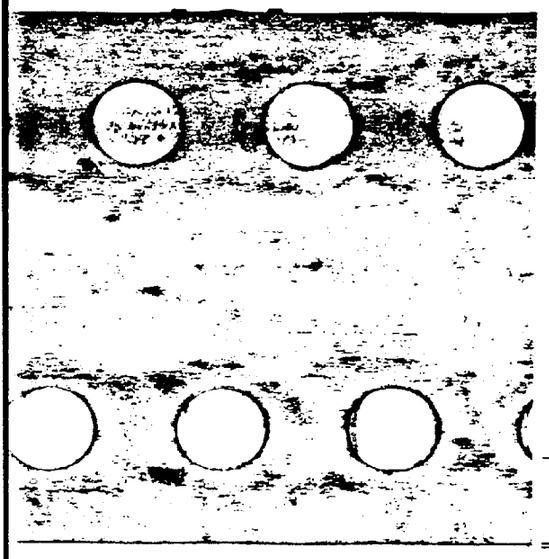
My Commission Expires 11-28-98

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3057 02/02 0101 03CHECK

166.33

DCTN01W



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

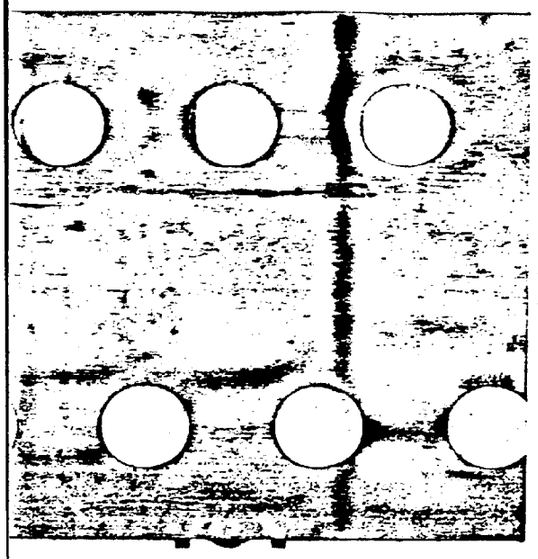
RECEIVED OF _____

FOR _____

BOOK 9586 PG 710

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 45219.29
CON TX 157.33
PRFEE 1.00
MTGFEE 8.00
TOTAL 166.33
CHECK 166.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30769
IDENTIFICATION REFERENCE

95 FEB -2 PM 1:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02/02/95 01 13:04 0001 8057

No. 877811