BOOK 9658PG338

56067

IDENTIF. & REFERENCE

95 MAY -1 AM 8:28

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
RONNIE E. NANNIE and CHERYL A. NANNIE
1017 Stockell Street
Nashville, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
MELVIN R. HARRINGTON
BRENDA J. HARRINGTON
1416 Breckenridge Court
Whites Creek, TN 37189

MAP AND PARCEL:
MAP 82-3
PARCEL 201

WARRANTY DEED

[illegible] 138.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MELVIN R. HARRINGTON and wife, BRENDA J. HARRINGTON, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto RONNIE E. NANNIE and wife, CHERYL A. NANNIE, 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 the northerly 16 feet of Lot No. 45 and the southerly 34 feet of Lot No. 46 on the map of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

Said parts of Lot Nos. 45 and 46 front together 50 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Melvin R. Harrington and wife, Brenda J. Harrington by deed from Billy Ray Creswell, sole heir at law of Ruby L. Heitt of record in Book 8878, Page 541, said Register's Office.

This is improved property known as 1017 Stockell Street, Nashville, TN 37207.

This conveyance is made subject to the following:

1. 1995 County Taxes, which have been prorated and assumed by the Grantees;

2. A Deed of Trust from Melvin R. Harrington and wife, Brenda J. Harrington to Dean Robinson, Trustee, dated March 1, 1993, and recorded in Book 8878, Page 544, Register's Office of Davidson County, Tennessee, securing Billy Ray Creswell in the payment of a promissory note in the original principal amount of $20,000.00; and

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said RONNIE E. NANNIE and wife, CHERYL A. NANNIE, their heirs and assigns, forever; and we, MELVIN R. HARRINGTON and wife, BRENDA J. HARRINGTON, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of April, 1995.

MELVIN R. HARRINGTON

BRENDA J. HARRINGTON

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, MELVIN R. HARRINGTON and wife, BRENDA J. HARRINGTON, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 28th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 01-25-97

STATE OF TENNESSEE)

COUNTY OF WILSON)

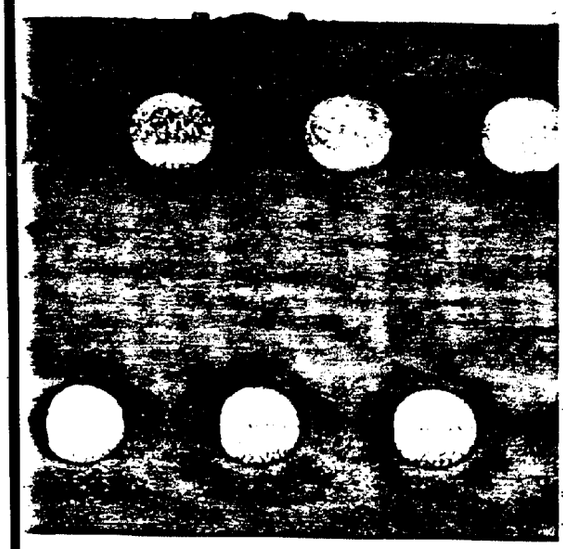
The actual value or consideration, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 01-25-97



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

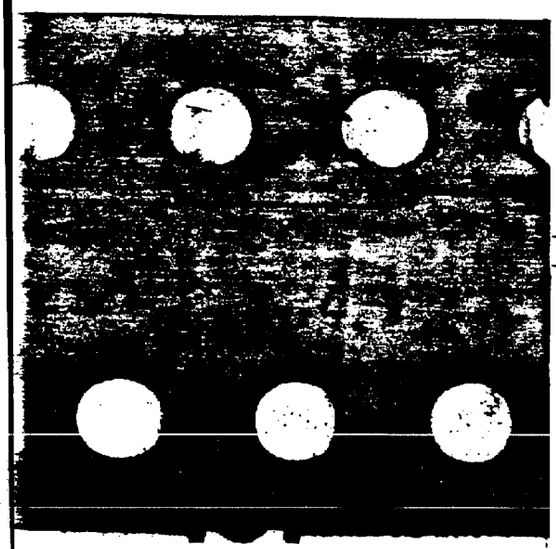
RECEIVED OF _____

FOR _____

BOOK 9658 PG 340

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5828

56067
IDENTIF. ↑ REFERENCE

95 MAY -1 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905259