REFERENCE

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

| NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Joe David Haney etux<br>Melissa L. Haney<br>1040 Percy Warner Blvd.<br>Nashville, TN | Same | 129-8-67.00<br>702-36205 |

BOOK 9715 PG 857

## WARRANTY DEED

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, GEORGIE MARIE KING, ANN CATHERINE BEUERLEIN, RACHEL PRENDERGAST, JUDE N. COX, DESIREE E. COX, BEING ALL THE HEIRS OF THE ESTATE OF GEORGE B. BEUERLEIN, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto JOE DAVID HANEY AND WIFE MELISSA L. HANEY, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 56 on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13 and Register's Office for said County. Said Lot No. 56 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and extends back 150.22 feet on the northeasterly line and 150 feet on the southwesterly line, to the L & N Railroad right of way, on which it measures 104.22 feet.
>
> Being the same property conveyed to George B. Beuerlein and wife Mattie E. Beuerlein by deed from Murpuree Realty Company of record in Book 3891, page 767, RODC, TN. George B. Beuerlein and wife Mattie E. Beuerlein having since become deceased.

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 they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1. 1995 property taxes which are a lien but not yet due and payable; said taxes will be prorated at closing with Grantees receiving Grantor's portion.
2. Restrictive Covenants of record in Book 3466, page 89 and as amended in Book 3534, page 128, Book 3577, page 511, Book 3702, page 465, said Register's Office.

3. The Plan of record in Book 3600, page 12, said Register's Office shows an owner's certificate, a 30 foot minimum building setback line from Percy Warner Blvd., and a 25 foot easement for public utility and drainage purposes along the rear lines of said lot as well as a variable easement along the southwesterly line of said lot and a 25 foot by 25 foot utility anchor easement located on the northerly corner of said lot.

4. Subject to any and all building and zoning regulations of City, County and State.

5. Subject to notes on Plan of record.

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 singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

1040 Percy Warner Blvd., Nashville, Tennessee.

WITNESS our hand this 26 day of June, 1995.

Georgie Marie King
GEORGIE MARIE KING

Ann Catherine Beuerlein by Georgie M. King
*ANN CATHERINE BEUERLEIN, BY HER ATTORNEY-IN-FACT, GEORGIE MARIE KING

Rachel D. Prendergast by Georgie M King
*RACHEL D. PRENDERGAST, BY HER ATTORNEY-IN-FACT, GEORGIE MARIE KING

Desiree E. Cox by Georgie Marie King
*DESIREE E. COX, BY HER ATTORNEY-IN FACT GEORGIE MARIE KING

Jude N. Cox by Georgie Marie King
*JUDE N. COX, BY HIS ATTORNEY-IN-FACT GEORGIE MARIE KING

* Powers of Attorney being recorded simultaneously with this Deed.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared GEORGIE MARIE KING, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument on behalf of ANN CATHERINE BEUERLEIN, RACHEL D. PRENDERGAST, DESIREE E. COX, JUDE N. COX, and further acknowledged that she executed same as their free act and deed.

Witness my hand this 26 day of June, 1995.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 4/1/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared GEORGIE MARIE KING, the within named bargainor(s) with whom I am personally acquainted and who acknowledges that she executed the foregoing instrument for the purposes herein contained.

Witness my hand this 26 day of June, 1995.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 4/1/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $96,500.00.

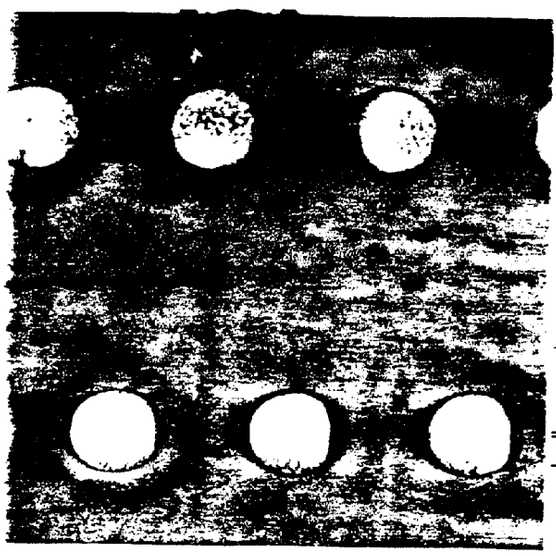
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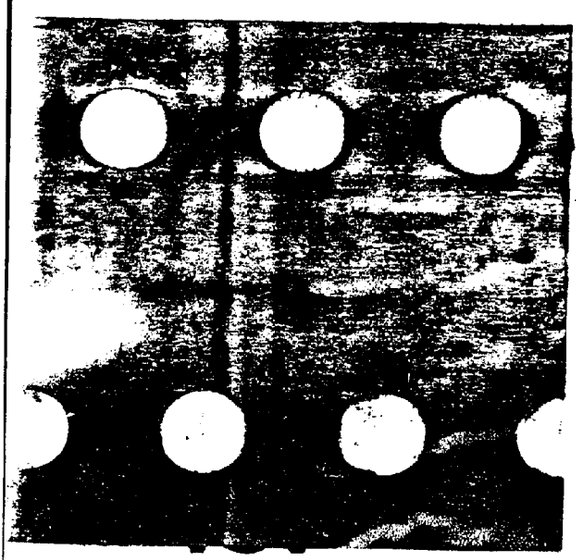
Sworn to and subscribed to me, the undersigned, this 26 day of June, 1995.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 4/1/97

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
$ 96.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9715 PG 860

| | | |
|---|---|---|
| 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 96500.00
CON TX 357.05
PRFEE 1.00
MTGEE 12.00
TOTAL 370.05
CHECK 370.05

06 29 95 01 09157 0001 6191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0074561

95 JUN 29 AM 9:56

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

**No.** 925366