60

BOOK 9795 PG 427

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Michael G. Lindley and wife, Debra H. Lindley 4308 Beekman Drive Nashville, TN 37215	OWNER	Map 130 Group 15 Parcel 9

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Sworn to and subscribed before me this 12 day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 9-28-97

95 SEP 15 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0100417
IDENTIF. ↑ REFERENCE

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 and sufficiency of which is hereby acknowledged, I, **PATRICIA C. TANLEY**, unmarried, hereinafter called the "**GRANTOR**", have bargained and sold and by these presents do transfer and convey unto **MICHAEL G. LINDLEY** and wife, **DEBRA H. LINDLEY**, hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 8 on the Plan of Chickering Hills, Section I, as of record in Book 2331, page 8, Register's Office for said County.

SAID Lot fronts 190 feet on the northeasterly side of Beekman Drive and runs back 310.8 feet on the southeasterly line and 355 feet on the northwesterly line to a dead line in the rear on which it measures 185 feet.

BEING the same property conveyed to Luther C. Tanley, Jr. and wife, Patricia C. Tanley, by Substitute Trustee's Deed of record in Book 5152, page 963, Register's Office for Davidson County, Tennessee. The said Luther C. Tanley, Jr. having conveyed all of his right, title and interest in and to said property to Patricia C. Tanley by Quitclaim Deed of record in Book 8492, page 62, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEES**, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1995 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 130, Group 15, Parcel 9.

2. All matters appearing on the Plan of Chickering Hills, Section One of record in Book 2331, page 8, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4316, page 142, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5185, page 630, Register's Office for Davidson County, Tennessee.

5. Agreement of record in Book 880, page 119, Register's Office for Davidson County, Tennessee.

6. Survey by John Kohl, dated June 23, 1977, shows the asphalt drive encroaches the 20 foot public utility easement along the southerly line.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 4308 Beekman Drive, Nashville, Tennessee 37215.

WITNESS my hand this 12th day of September, 1995, in Brentwood, Tennessee.

Patricia C. Tanley

PATRICIA C. TANLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia C. Tanley, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

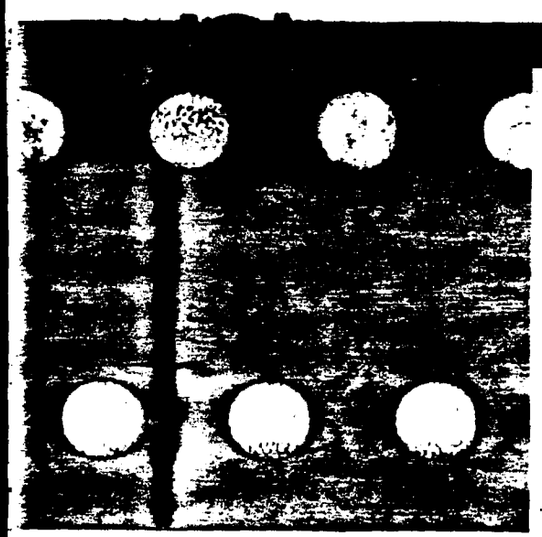
Witness my hand and official seal at Brentwood, Tennessee, this 12th day of September, 1995.

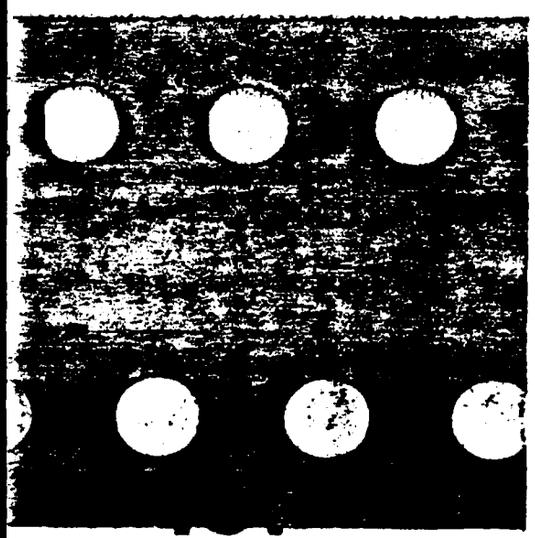
4240 08/95 0101 03CHECK 823.00

Notary Public

My commission expires: 3/11/98

NOTARY PUBLIC AT LARGE WILLIAMSON CO.





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

RECEIVED OF _____

FOR _____

BOOK 9795 PG 429

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	823.00
			CHECK	823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 09:23 0001 4240

0100417
IDENTIF. ← REFERENCE

95 SEP 15 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953097