THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS
BY:
STALLINGS, HAMILTON & FOX, P.A.
mail Christopher R Fox
225 East Market Street
Lebanon, Tennessee 37087
615/444-4350

TAX MAP NO.___; PARCEL NO.___; GROUP___; ___ CIVIL DISTRICT
ADDRESS NEW OWNER: Wm Benjamin Engle Jr 126 Stewarts Ferry Pk, Nash, TN 37214
ADDRESS MORTGAGEE:_____
SEND TAX BILL TO: Columbia Nat'l, Inc PO Box 3050 Columbia, MD. 21045-6050
PROPERTY: ( ) IMPROVED; ( ) UNIMPROVED
SURVEYOR:_____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, TOMMIE MARIE FERGUSON ROBERTS, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto WILLIAM BENJAMIN ENGLE, JR., a single person, his heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the ___ Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Cloverbottom Subdivision, Section One, as of record in Book 1424, Page 50, Register's Office for said county, described as follows:
>
> Beginning at a point in the southerly margin of Stewart's Ferry Road, at corner of Lots No. 30 and 31; thence with the line between said lots, southwesterly 166.1 feet to the northerly line of Lot No. 32; thence with the line between Lots Nos. 21 and 32, northwesterly 104.76 feet to the southwesterly margin of Blue Brick Drive; thence with the margin of same, northeasterly 25.43 feet to a point; and continuing with the margin of same, northeasterly 99 feet to the beginning of a curve; thence around said curve easterly 31.5 feet to the southerly margin of Stewart's Ferry Road; thence with the margin of same, southeasterly 80 feet to the beginning.
>
> BEING the same property conveyed to William Albert Roberts and wife, Tommie Marie Ferguson Roberts, by deed from T.T. McWhirter and wife, Eunice Ross McWhirter, as recorded in Book 4129, Page 159, Register's Office for Davidson County, Tennessee. Also being the same property divested out of William Albert Roberts and title to said property vested in Tommie Marie Ferguson Roberts of record in Probate Court for Davidson County, Tennessee, Docket No. 54985, case styled Tommie Marie Ferguson Roberts vs. William Albert Roberts and of record in Book 8552, Page 329-336, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said WILLIAM BENJAMIN ENGLE, JR., his heirs and assigns, in fee simple forever.

I COVENANT with said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

BOOK 9837 PG 812

This conveyance is subject to the following:

RESTRICTIONS of record in Book 1581, Page 427, Register's Office for Davidson County, Tennessee.

EASEMENTS, RIGHTS-OF-WAY, and other conditions and restrictions as shown on a survey of record in Book 1424, Page 50, Register's Office of Davidson County, Tennessee, and to the accuracy of same.

a. A 35 foot minimum setback line from Stewart's Ferry Road as shown on survey of record in Book 1424, page 50, as amended in Book 2344, page 437, all of the Register's Office of Davidson County, Tennessee.

b. A 25 foot minimum setback line from Blue Brick Drive as shown on survey of record in Book 1424, page 50 as amended in Book 2344, page 437, all of the Register's Office of Davidson County, Tennessee.

c. A 10 foot easement for public utilities and drainage purposes along the southwesterly lines of said lot as shown on survey of record in Book 1424, page 50, as amended in Book 2344, page 437, all of the Register's Office of Davidson County, Tennessee.

Applicable environmental, health and zoning laws, rules and regulations.

REAL PROPERTY TAXES for the current year shall be prorated between the grantor and the grantees as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantor.

POSSESSION shall be given on date of deed.

WITNESS MY HAND HERETO, this 19 day of October, 1995.

Tommie Marie Ferguson Roberts
Grantor

0115755

95 OCT 25 PM 2:25
ELAINE CARLSON H REGISTER
WILSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named TOMMIE MARIE FERGUSON ROBERTS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 24 day of October, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 9837 PG 813

My Commission Expires August 29, 1998

The actual consideration or value, whichever is greater, for this transfer is $ 73,900

AFFIANT

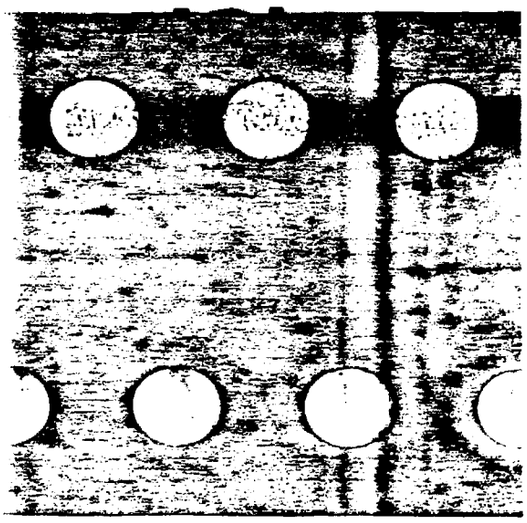
Subscribed and sworn to before me, this 19 day of October, 1995.

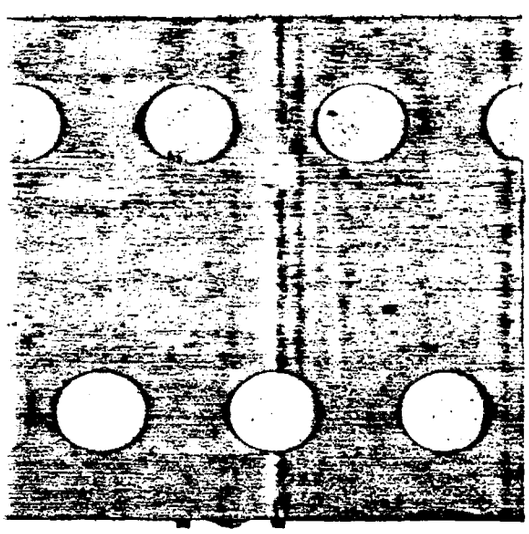
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires August 29, 1998

267 1575 3401 035EGX 286-43





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

RECEIVED OF _____

FOR _____

BOOK 9837 PG 814

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
			DAMT 73900.00	
			CON TX 273.43	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 286.43	
			CHECK 286.43	
10/25/95	01	14:28	0001	0617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115755
IDENTIFICATION REFERENCE

95 OCT 25 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 969293