58

STATE OF TENNESSEE 96-1005
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 620,000.00

Jacquelyn R Del Negro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 96

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

BOOK 9934 PG 740

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Royer	SAME AS OWNER	130-3-96
(NAME)	(NAME)	
606 Lynnwood Boulevard		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. 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, Jacquelyn R. Del Negro and husband Anthony T. Del Negro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Royer and wife Madeleine M. Royer

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

Land in Davidson County, State of Tennessee, Being Lot No. 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Page 102 & 103, Register's Office for said County. described as follows:

Beginning at an iron pin on the easterly margin of Lynnwood Boulevard, at the soutwest corner of the property conveyed to Jack R. Ames, and wife, by deed from Royal Oaks Land Company, as of record in Book 1472, Page 94, said Register's Office; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crosing 7th street, now closed, 170.9 feet; thence with the same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard, northwardly 186.85 feet, more or less to the point of beginning.

BEING the same property conveyed to Jacquelyn R. Del Negro by Quitclaim deed from Anthony T. Del Negro, filed of record in Book 9418, page 227, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property known as 606 Lynnwood Boulevard, Nashville, TN 37205

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 their hand s this 30th day of January, 19 96.

Jacquelyn R. Del Negro
Jacquelyn R. Del Negro

Anthony T. Del Negro
Anthony T. Del Negro

96-1005

BOOK 9934 PG 741

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named Jacquelyn R. Del Negro and husband Anthony T. Del Negro the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 30th day of January, 1996.

My commission expires 11/22/97

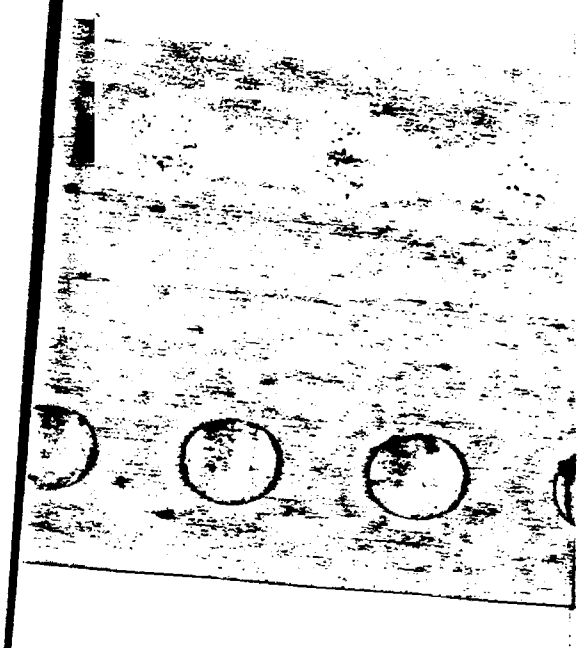
Notary Public Kenneth M. Ballew

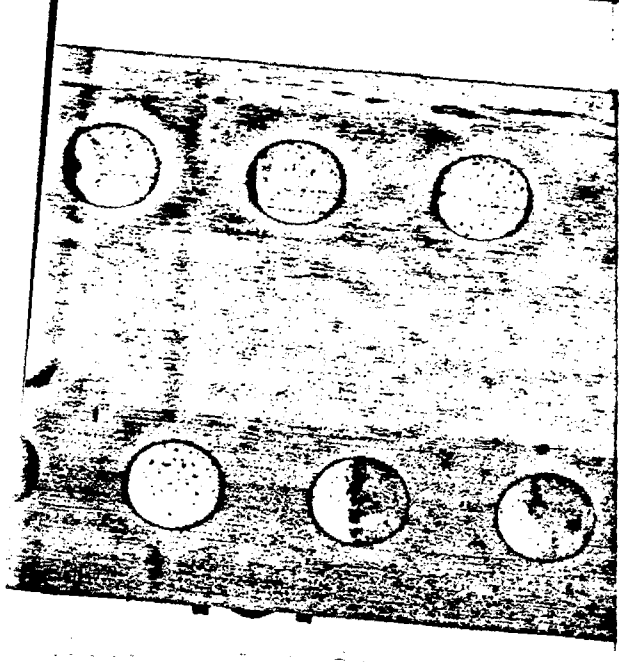
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3503 02/01 0101 03CHECK 2303.00

0146169
IDENTIF. & REFERENCE

96 FEB -1 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9934 PG 742

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
620000.00
CDN TX 2294.00
PRFEE 1.00
WDEED 8.00
TOTAL 2303.00
CHECK 2303.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/96 01 11:44 0001 3503

0146169
IDENTIF. ← REFERENCE

96 FEB -1 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 100174