598

WARRANTY DEED

BOOK 10012 PG 675

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00
X Troy Wade
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF April 19 96
Susan B Evans
Notary Public
MY COMMISSION EXPIRES: Nov 26, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Wade (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 73-9
2505 Cooper Lane (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 26
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND 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, David E. Davis and wife, Linda F. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Wade, an unmarried man and Dawana Bell, an unmarried woman, as joint tenants with the right of survivorship

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 Lot 31 on the Plan of Gibson Heights, as of record in Book 1835, page 233 Register's Office for Davidson County. Said Lot No. 31 fronts 68 feet on the northwest side of Cooper Land and runs back between parallel lines 170 feet to a dead line on which it measures 88 feet.

Being the same property conveyed to David E. Davis, Linda F. Davis by deed from Hugh C. Hunt and wife, Lorelle Hunt of record in Deed Book 3644, Page 571, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2087, Page 453, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved (X) unimproved ( ) property, known as 2505 Cooper Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 9th day of April, 19 96

David E. Davis

David E. Davis

Linda F. Davis

Linda F. Davis

BOOK 10012 PG 676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Davis and wife, Linda F. Davis

the bargainor S, 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 9th day of April, 19 96.

Commission expires 9/07-20, 1996

Susan D. Ward
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

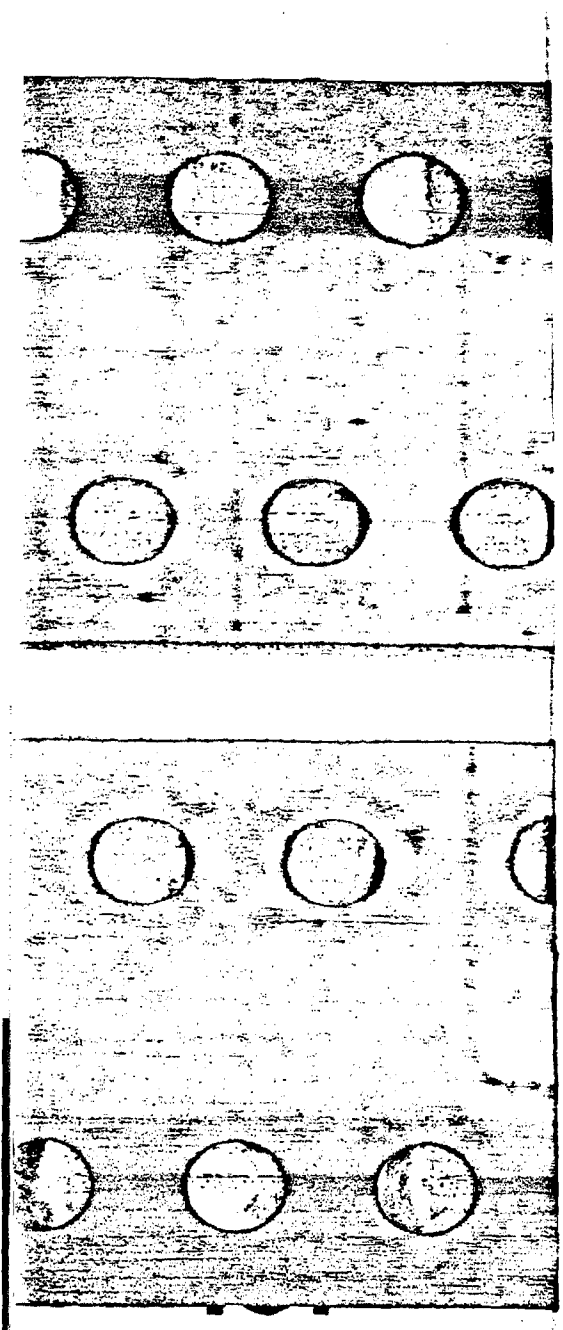
My commission expires _____

_____
Notary Public

0170350
IDENTIF. ↑ REFERENCE

96 APR 11 PM 1:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9423 04/11 0101 03CHECK 327.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10012 PG 677

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

04/11/96 01 13:41 0001 9423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170350
IDENTIF. & REFERENCE

96 APR 11 PM 1:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027392