274

BOOK 10045 PG 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 27 19 99
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherron A. Roney	The Prudential Home Mortgage Co,	74-16
(NAME)	(NAME)	
3831 Bonnacreek Drive	P. O. Box 19489	141
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Springfield, IL 62794-9489	
(CITY) (STATE) (ZIP)	(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, Roberta M. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherron A. Roney

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 No. 337 on the Map of Hermitage Hills Subdivision, Section 3, as of record in Book 2900, page 97, Register's Office for said County.

Said Lot No. 337 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back 190.0 feet on the westerly line and 173.3 feet on the easterly line, to a dead line in the rear, measuring 81.8 feet thereon.

Being the same property conveyed to Roberta M. Simmons by deed from Christopher H. Simmons and wife, Jennifer Simmons of record in Book 7821, page 559, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3097, page 413, said Register's Office.

This conveyance is subject to any and all existing easements of record.

0180:08

IDENTIF. & REFERENCE

96 MAY -9 AM 8:16

DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 3831 Bonnacreek Drive, Hermitage, TN 37076
(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 my hand this 30th day of April 19 96

Roberta M. Simmons

Roberta M. Simmons

BOOK 10045 PG 4

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 Roberta M. Simmons

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 30th day of April, 1996.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

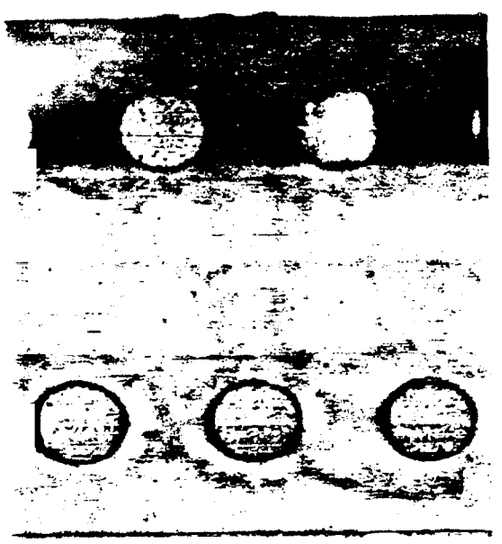
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____.

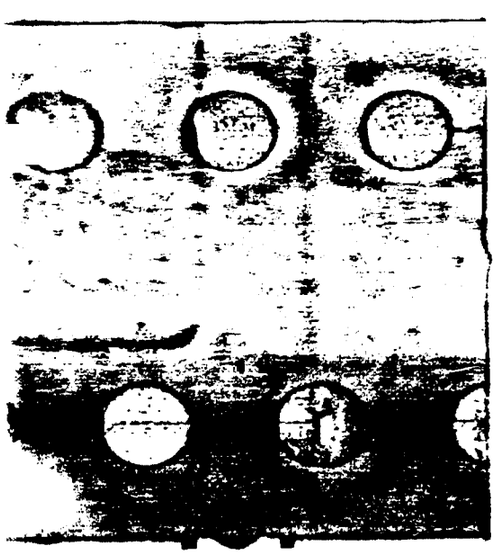
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

340.52





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

RECEIVED OF _____

FOR _____

BOOK 10045 PG 5

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 89600.00
				DON TX 331.52
				PRFEE 1.00
				WDEED 8.00
				TOTAL 340.52
				CHECK 340.52
			05/09/96 01	08:18 0001 9795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180108
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 8:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1037789