54

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10087 PG 468

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Jacqueline Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 3-25-1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Evans (NAME)	New Owners (NAME)	MAP 182
1461 Bell Road (ADDRESS)	(ADDRESS)	PARCEL 66
Nashville, TN 37211 (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, Don A. Evans and wife, Margaret E. Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Evans and wife, Jacqueline Evans

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 the 5th Civil District of Davidson County, Tennessee, being a portion of the land conveyed to Malcolm R. Bess and wife, on July 17, 1972, and described according to a survey made by William R. Ingram on June 1, 1976, as follows:

BEGINNING at a point lying on the northerly margin of Bell Road, said point further described as being the southwest corner of the M.R. Bess property recorded in Book 4619, page 235, said Register's Office, thence, leaving said northerly margin, North 5 deg. 40' 25" East 683.88 feet to a point, thence; along the southerly line of Phillip Saindon, trustee property recorded in Book 5012, page 680, said Register's Office, North 55 deg. 15' 22" East 71.51 feet to a point, thence; leaving said southerly line South 9 deg. 00' 50" East 575.67 feet to a point lying on the aforementioned northerly margin of Bell Road, thence; South 54 deg. 48' 29" West along said margin 265.00 feet to the beginning, containing 2.00 acres, more or less.

BEING the same property conveyed to Don A. Evans and wife, Margaret E. Evans by deed from Malcolm R. Bess and wife, Josephine Y. Bess, of record in Book 5057, Page 374, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1461 Bell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

3654 08/14 0101 03CHECK 786.00

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 7th day of June 19 96

Don A. Evans

Don A. Evans

Margaret E. Evans

Margaret E. Evans

BOOK 10087 PG 469

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 Don A. Evans and wife, Margaret E. Evans

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 7th day of June 19 96

Commission expires 11-20-96

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 _____

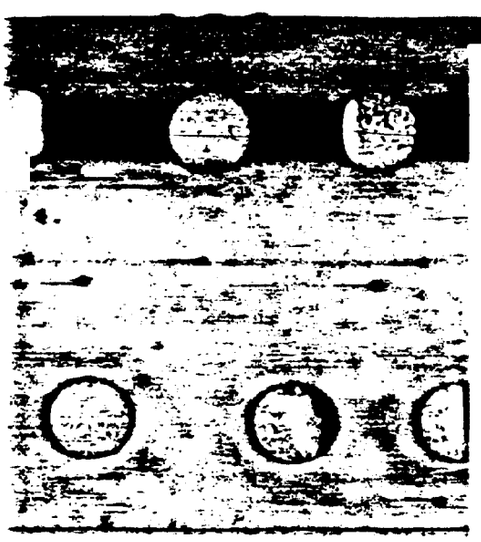
Notary Public

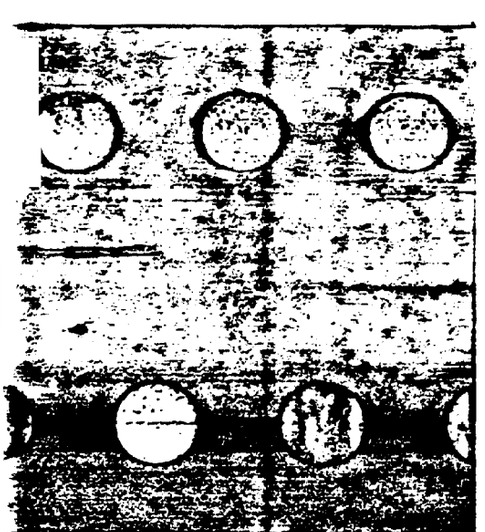
0192875

IDENTIFICATION REFERENCE

96 JUN 14 PM 3:27

FELIX A. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 470

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 210000.00
				CON TX 777.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 786.00
				CHECK 786.00
06/14/96	01			15:34 0001 3654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192875
IDENTIF. ↑ REFERENCE

96 JUN 14 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1051468