0213163

IDENTIF. ↑ REFERENCE

PICK-UP

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Lawrence F. MacNary
1410 Bryan Street
Old Hickory, TN 37138

SEND TAX BILLS TO: Same

96 AUG -9 PM 12:44

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10152 PG 279

WARRANTY DEED

(Map/Parcel No. 53-02-0/30.00 and 50.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned **Lance E. Wilson, and wife, Tina Wilson** have bargained and sold and do hereby transfer and convey unto **Lawrence F. MacNary and Mary E. MacNary,** their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

TRACT NO. 1: BEING Lot No. 282-A of Re-Subdivision of Parcel "B", Section "C-2" on the Plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1835, page 53, Register's Office for said County.

SAID Lot No. 282-A lies immediately west of Lot 282 of Section "C-1" said plan, as of record in Book 1424, page 30, said Register's Office. Said Lot No. 282-A measures 57 feet on the westerly line of Lot No. 282 and extends back 162.4 feet on the northerly line and 98.4 feet on the southerly line to a dead line, measuring 85.5 feet thereon.

TRACT NO. 2: BEING Lot No. 282 on the Plan of Section "C-1" and part of Section "C" of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 130, Register's Office for said County.

SAID Lot No. 282 fronts 57 feet on the westerly margin of Bryan Street and extends back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Lance E. Wilson, unmarried, by deed from Kenneth Matthew Beard and wife, Amy Marie Beard, of record in Book 9462, page 97, Register's Office for Davidson County, Tennessee.

Tina Wilson, spouse of Lance E. Wilson, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous deed of record.

This conveyance is made subject to restrictive covenants of record in Book 1939, page 38 and in Book 2011, page 110, and easements of record in Book 662, page 743, Book 626, page 556, and Book 1939, page 38, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 1410 Bryan Street, Nashville, TN 37138

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 5th day of August, 1996.

LANCE E. WILSON

TINA WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lance E. Wilson and wife, Tina Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$59,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

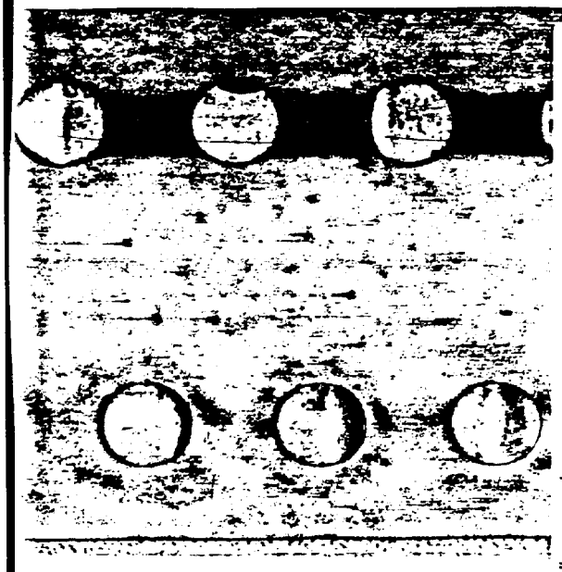
Subscribed and sworn to before me this 5th day of August, 1996.

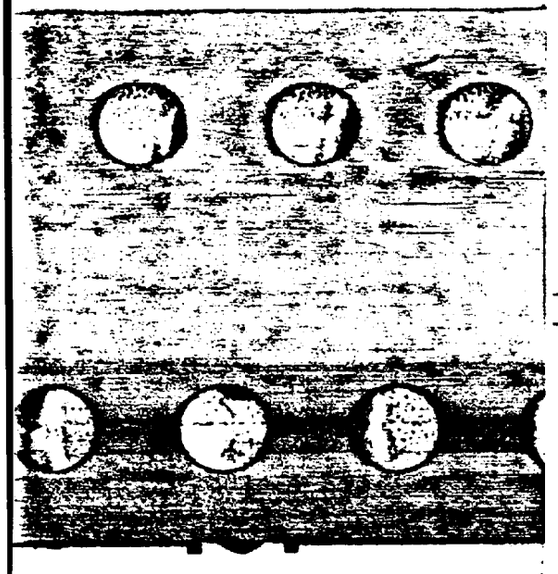
NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

5532 08/ 01 01 03CHECK 22





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 281

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 59900.00
				CON TX 221.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 230.63
				CHECK 230.63

08/09/96 01 12:46 0001 5532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02131163
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 12: 44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018130