BOOK 10166 PG 327

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
William R. White
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF August 1996
Notary Public
MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

DEBRA [illegible] NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM R. WHITE (NAME) | WILLIAM R. WHITE (NAME) | MAP NO. 43-9 |
| 252 Wiley Street (ADDRESS) | 322 Saunders Ferry Rd. (ADDRESS) | PARCEL NO. 51 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Hendersonville, TN 37075 (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, GEORGE ROYSTER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. WHITE AND WIFE, MARTHA J. WHITE

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 Nos. 37 and 38 on the Plan of Overlook Estates, Block "A", of record in Book 843, Page 105, Register's Office for said County.

Said Lot Nos. 37 and 38 adjoin and front together 100 feet on the southerly side of Wiley Street and run back between parallel lines 135 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to George W. Royster, single, by deed from Gary Lee Clark and wife, Pamela Jean Clark, dated August 4, 1982, recorded in Book 5921, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 252 WILEY STREET, MADISON, TENNESSEE 37115
(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 20th day of August 19 96

GEORGE ROYSTER

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 GEORGE ROYSTER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Teanessee, this 20th day of August, 96.

Commission expires June 10, 1998

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____

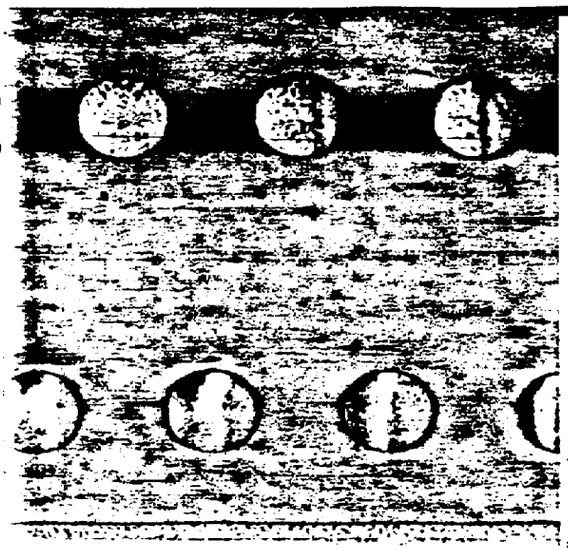
Notary Public

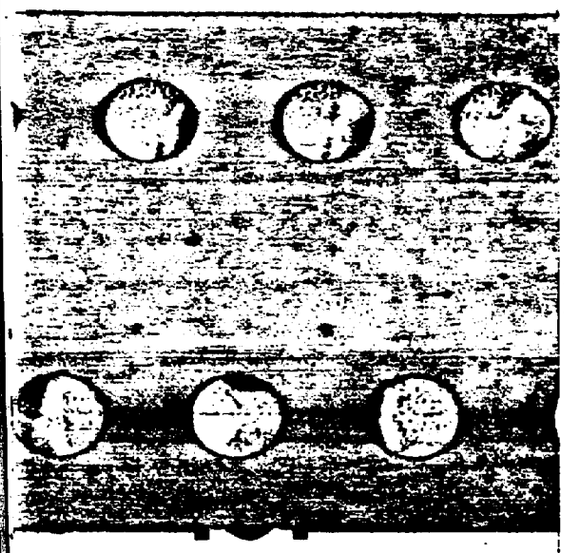


0217735
IDENTIFICATION REFERENCE

96 AUG 23 PM 3:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0417 08/23 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 329

| | | |
|---|---|---|
| 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 | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

08/23/96 01 15:17 0001 0417

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0217735
IDENTIF. # REFERENCE

96 AUG 23 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022714