0219359

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (kd) Title No: 37859
Dav. Co. File: Box 8

96 AUG 29 AM 10: 18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10171 PG 412

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tony W. McVay Heather M. McVay 101 Ryan Court Nashville, Tennessee 37221	XSAME First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 141-07B-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank L. Dancy and spouse. Mitzi J. Dancy,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Tony W. McVay and spouse, Heather M. McVay, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 221 on the plan of Section Two Somerset Farms of record in Book 7900, page 671 and Surveyor's Certificate of Correction of record in Book 9353, page 237, Register's Office for said County.

SAID Lot No. 221 which is a corner lot, fronts 83.75 feet on the broken westerly margin of Ryan Court (formerly Somerset Court) and fronts 53.24 feet on the broken northerly margin of Somerset Farms Circle said frontages being joined by a curve having a length of 36.05 feet and extends back 85.43 feet on the northwesterly line and 57.81 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Frank L. Dancy and wife, Mitzi J. Dancy by deed from Bernard D. Goldstein d/b/a Bernard D. Goldstein, Builder of record in Book 9536, page 432, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8556, Page 11, Book 9383, page 526 and re-recorded in Book 9662, page 869, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 101 Ryan Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 16, 1996.

Frank L. Dancy

Mitzi J. Dancy

State of Tennessee
County of Davidson

On August 16, 1996, before me the undersigned authority, personally appeared Frank L. Dancy and Mitzi J. Dancy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires MAY 24, 1997

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 131,000.00

Affiant

Sworn and subscribed before me on Aug 28, 1996.

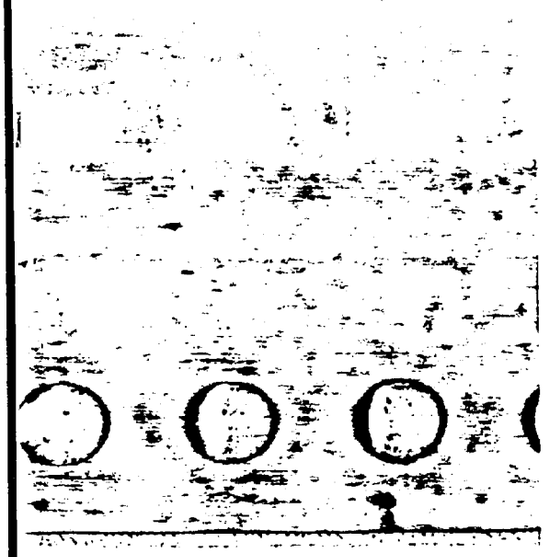
Notary Public

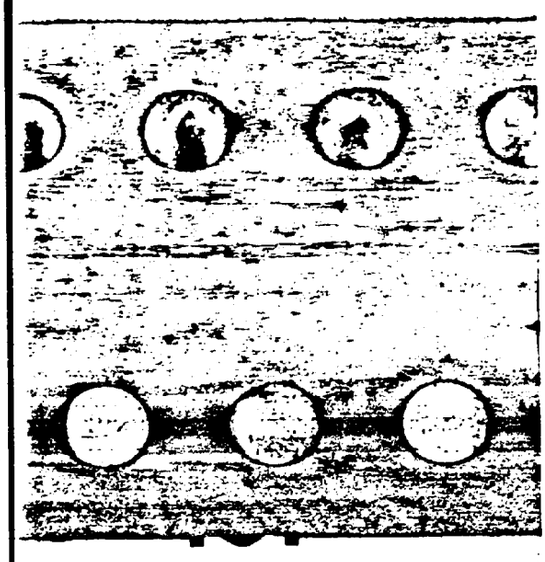
My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

2170 08/29 0101 03CHECK 493.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10171 PG 414

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	
				131000.00
			CON TX	484.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	493.70
			CHECK	493.70
08/29/96	01		10:19 0001	2170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219359
IDENTIF. ↑ REFERENCE

96 AUG 29 AM 10: 18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024697