60

This Instrument Prepared By:

BOOK 10211 PG 85

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
David D. Truax and Mariellyn M. Truax
5536 Hearthstone Lane
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 160-11
GROUP A
PARCEL 76.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Spence Oliver and wife, Judy K. Oliver hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David D. Truax and wife, Mariellyn M. Truax, 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. 76 on the Plan of Hemmingwood, Phases II, III, and IV, of record in Book 6900, pages 7 & 8, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver by deed from Philip D. Johnson and wife, A. Renae Johnson of record in Book 8455, page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as 5536 Hearthstone Lane, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David D. Truax and wife, Mariellyn M. Truax, their heirs and assigns, forever; and we, Spence Oliver and wife, Judy K. Oliver 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of September, 1996.

Spence Oliver

Judy K. Oliver

[redacted]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Spence Oliver and wife, Judy K. Oliver the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of September, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 235,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

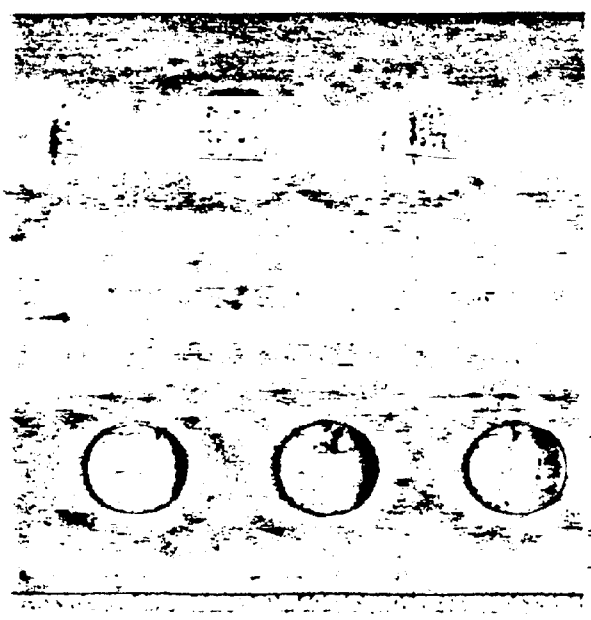
0231713

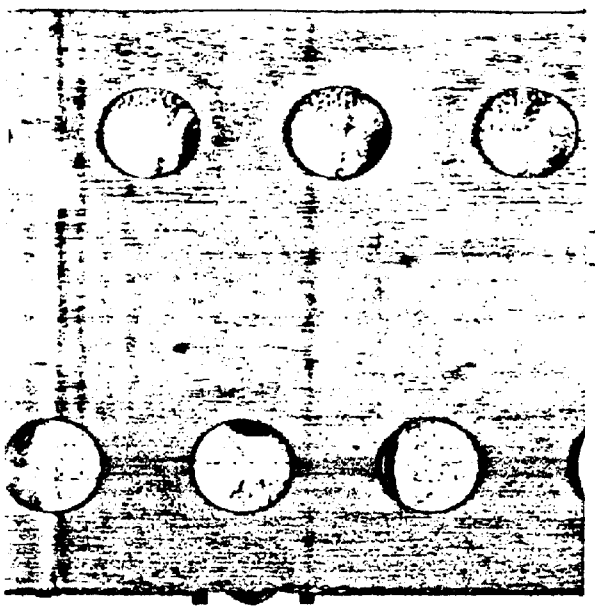
IDENTIFICATION/REFERENCE

96 OCT -2 AM 8:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3323 10/02 1201 03CHECK 878.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 87

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	
			235000.00	
			CON TX 869.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 878.50	
			CHECK 878.50	
10/02/96	01	08:56 0001	5328	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02311713
IDENTIF. # REFERENCE

96 OCT -2 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072413

No. [redacted]

[redacted]