43

WARRANTY DEED

BOOK 10272 PG 567

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 5-8-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D. Vibbert (NAME)	SAME (NAME)	MAP 83-5
1043 Seymour Avenue (ADDRESS)	(ADDRESS)	PARCEL 15
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 16

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, Kathy L. Rollins and Martha Swafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry D. Vibbert and wife, Patricia D. Cavitt

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:

Tract I
LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Sarah L. Johnson Home Place, of record in Book 332, Page 164, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 14 front 57 feet on the northerly side of Seymour Avenue and extends back between parallel lines 156 feet to an alley as shown on said Plan.

This is an unimproved lot.

Tract II
BEING a lot marked J. J. Vaughn by Will and six foot strip of ground lying in the rear of said lot, as shown on the Plan of the subdivision of the land belonging to the heirs of Mrs. Sallie L. Johnson, deceased, as the same appears of record in Book 332, Page 164, Register's Office for said County. Said lot and said strip of ground front together 125 feet on the northerly side of Seymour Avenue and run back between parallel lines 156 feet to the southerly margin of an alley, and is adjacent to and west of Lot No. 14 on said subdivision.

The above two tract being the same property conveyed to Kathy L. Rollins and Martha Swafford by deed from John E. Patton of record in Book 10214, Page 276, Register's Office for Davidson County, Tennessee.

The above described property was not the primary residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 1043 Seymour Avenue, Nashville, TN 37206
(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 our hand s this 22nd day of November 19 96

Kathy L. Rollins

Martha Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10272 PG 568

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy L. Rollins and Martha Swafford

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 22nd day of November, 19 96.

Commission expires 5-28-2000

Rita D. Mahler
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

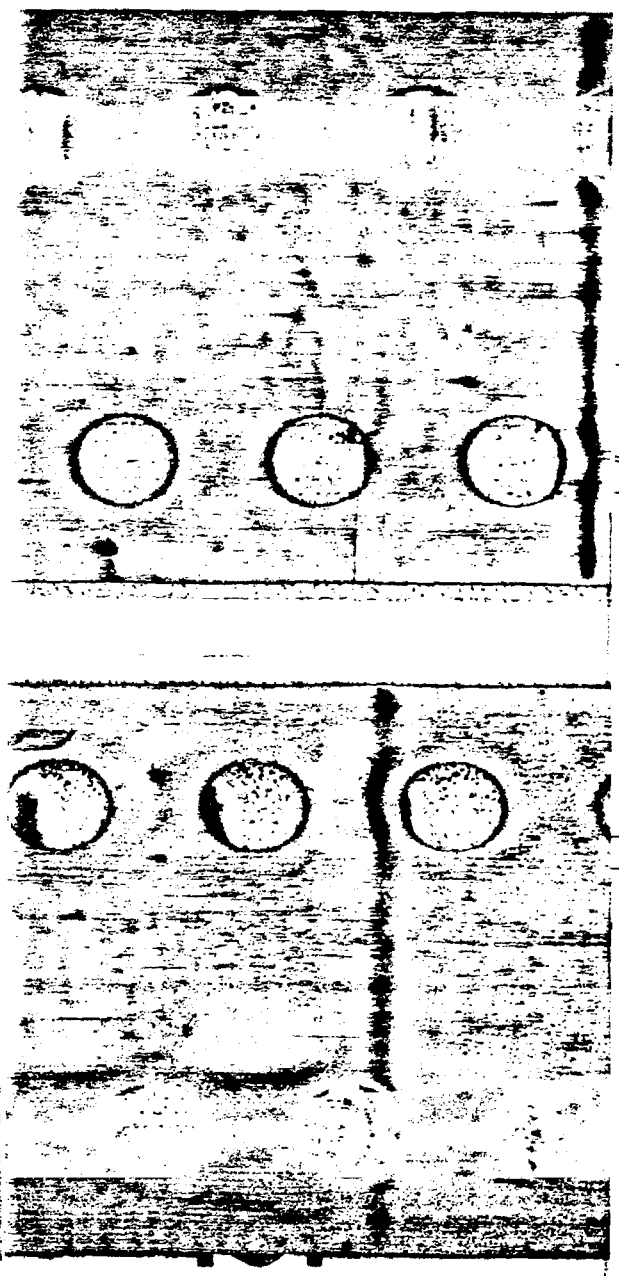
96 NOV 26 PM 3:53

DAVIDSON COUNTY, TN.

9736 11/26 0101 03CHECK 212.50

11230044

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10272 PG 569

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	212.50
			CHECK	212.50
11/26/96	01	15:55	0001	9736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250543
IDENTIF. # REFERENCE

96 NOV 26 PM 3:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1092422