274

BOOK 10274 PG 419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of November 19 96

Notary Public

MY COMMISSION EXPIRES: July 22, 2000
(AFFIX SEAL)

JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann McElroy	CTX Mortgage Company	171-7
(NAME)	(NAME)	
5717 Cloverwood Drive	P.O. Box 19000	46
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Dallas, Texas 75219	6DU 75916
(CITY) (STATE) (ZIP)	(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, Neil T. Perone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann McElroy and husband, Steven N. McElroy

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. 28 on the Plan of Resubdivision of Lots 27 & 28 of Section 4 of Cloverland Acres, as of record in Plat Book 4715, page 117, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Neil T. Perone by deed from Kathy A. Perone in Book 8353, page 108 and from Daniel John Olphie, III and wife, Diana Lynn Olphie of record in Book 6964, page 806, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4720, page 355, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Being the same property being conveyed to Neil T. Perone by deed from Kathy A. Perone of record in Book 10274, page 416, said Register's Office.

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 DEC -2 AM 8:33

IDENTIF. + REFERENCE 0250947

unimproved ( )
This is improved (X) property, known as 5717 Cloverwood Drive, Brentwood, Tennessee 37027
(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 21st day of November 19 96

Neil T. Perone by
Neil T. Perone
Steve Perone as attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10274 PG 420

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil T. Perone

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 Brentwood, Tennessee, this 21st day of November 19 96.

Commission expires July 22, 2000

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

On this, 21st day of November, 19 96, personally appeared before me, Steve Lillard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Neil T. Perone and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office 21st November 19 96

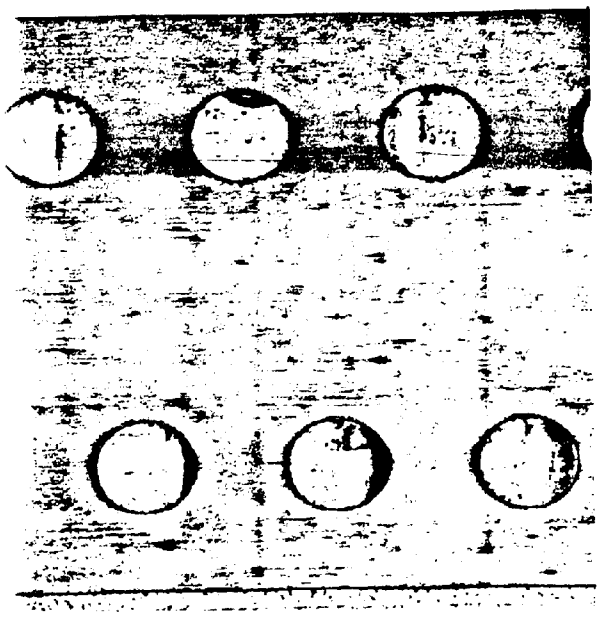
JAMES R. BLUMBERG
Notary at Large
Comm. Exp. 7-22-2000

My commission expires _____

Notary Public

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0158 12/02 0101 03CHECK 674.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

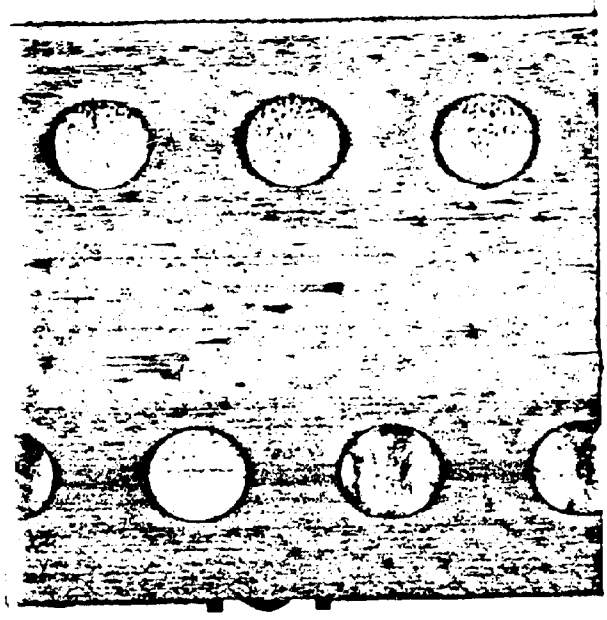
RECEIVED OF _____

FOR _____

BOOK 10274 PG 421

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

179850.00

CON TX 665.45

PRFEE 1.00

WDEED 8.00

TOTAL 674.45

CHECK 674.45

12/02/96 01 08:35 0001 0158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250947

IDENTIF. ↑ REFERENCE

96 DEC -2 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092835