63

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 1-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Harris (NAME)	SAME (NAME)	061-150-2.09
1313 Norvel Ave. (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216 (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, Tony E. Roberts, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Harris, an unmarried person

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:

Being Lot No. 30 and the East 20 feet of Lot No. 29 on the Map of M.N. Young's Inglewood Annex, of record in Book 547, Page 197, Register's Office for said County.

Said lot and part of said lot adjoin and front together 70 feet on the northerly side of Norvel Avenue and run back 125 feet 5 inches on the west line and 124 feet on the east line to a dead line on which they measure 70 feet.

Being the same property conveyed to Tony E. Roberts by Deed from Virginia S. Russell of record in Book 9819, Page 575, Register's Office for Davidson County, Tennessee.

This Conveyance Made Subject To The Following:

Davidson County taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

The Plan of Record in Book 574, Page 197, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1313 Norvel Ave., Nashville, Tennessee 37216
(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 31st day of January, 19 97

Tony E. Roberts

Tony E. Roberts

BOOK 10346 PG 556

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony E. Roberts, an unmarried person

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 Franklin, Tennessee, this 31st day of January 19 97.

Commission expires 1-20-98

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 1-20-98

Notary Public

LEGAL DESCRIPTION CONTINUATION

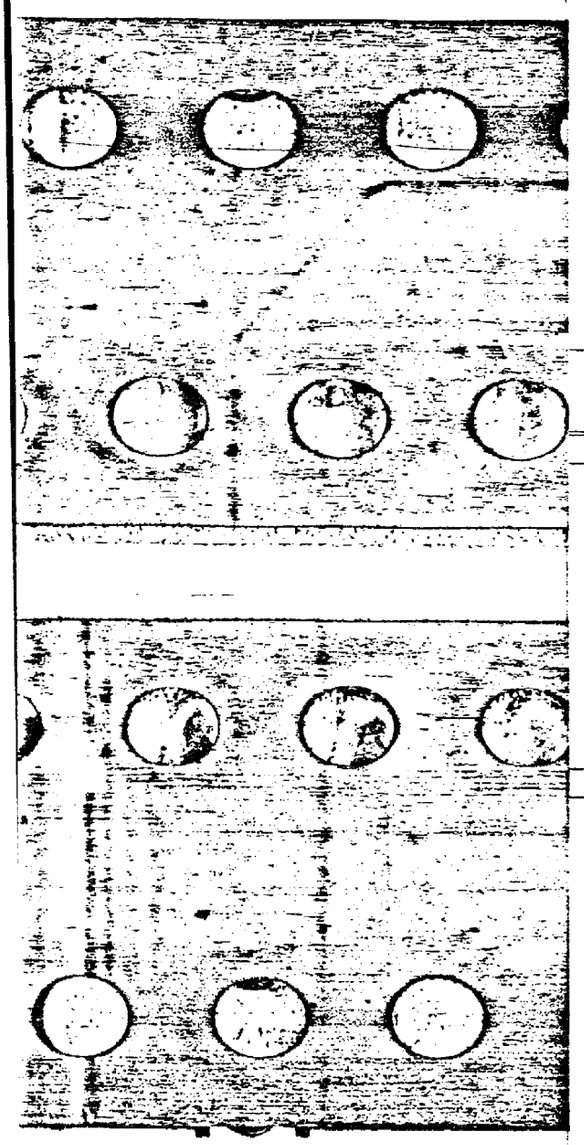
Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of record in Book 766, Page 787, and amended in Book 841, Page 372, and Book 967, Page 493, said Register's Office.

0272148
IDENTIFICATION REFERENCE

97 FEB 11 AM 9:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

5365 02/11 0101 03CHECK 255.05



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

RECEIVED OF _____

FOR _____

BOOK 10346 PG 557

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 66500.00
CON TX 246.05
PRFEE 1.00
WDEED 8.00
TOTAL 255.05
CHECK 255.05

02/11/97 01 09:40 0001 5365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272148
IDENTIF. # REFERENCE

97 FEB 11 AM 9:36
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115844