Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10347 PG 948

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronnie L. Filson, et ux 302 Shevel Drive Goodlettsville, TN 37072	Same as New Owner	Map 25-11 Parcels 7, 8, 9 & 10

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELLE FRYER LIGGETT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RONNIE L. FILSON and wife, JERRY ANNE FILSON, hereinafter referred to as 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 Lots Nos. 29, 30, 31 and 32, according to a Plat of Ranchwood Estates, Section II, as of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Charles L. Liggett and wife, Nelle Fryer Liggett, by deed from Sidney L. King and wife, Dorothy P. King, of record in Book 4279, page 138, Register's Office for Davidson County, Tennessee. And, the said Charles L. Liggett died on April 7, 1973, at which time the property became vested in his surviving spouse, Nelle Fryer Liggett, in fee simple. By her signature hereto, Nelle Fryer Liggett represents and warrants that all debts and obligations owing by Charles L. Liggett during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Dora Drive, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Plat Book 3600, page 67, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 11th day of February, 1997.

"GRANTOR"

Nelle Fryer Liggett
NELLE FRYER LIGGETT, a single woman

"GRANTEES"

Ronnie L. Filson
RONNIE L. FILSON

Jerry Anne Filson
JERRY ANNE FILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLE FRYER LIGGETT, a single woman, and RONNIE L. FILSON and wife, JERRY ANNE FILSON, 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, at office, this the 11th day of February, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Ronnie L. Filson
Affiant

Sworn to and subscribed before me, this the 11th day of February, 1997.

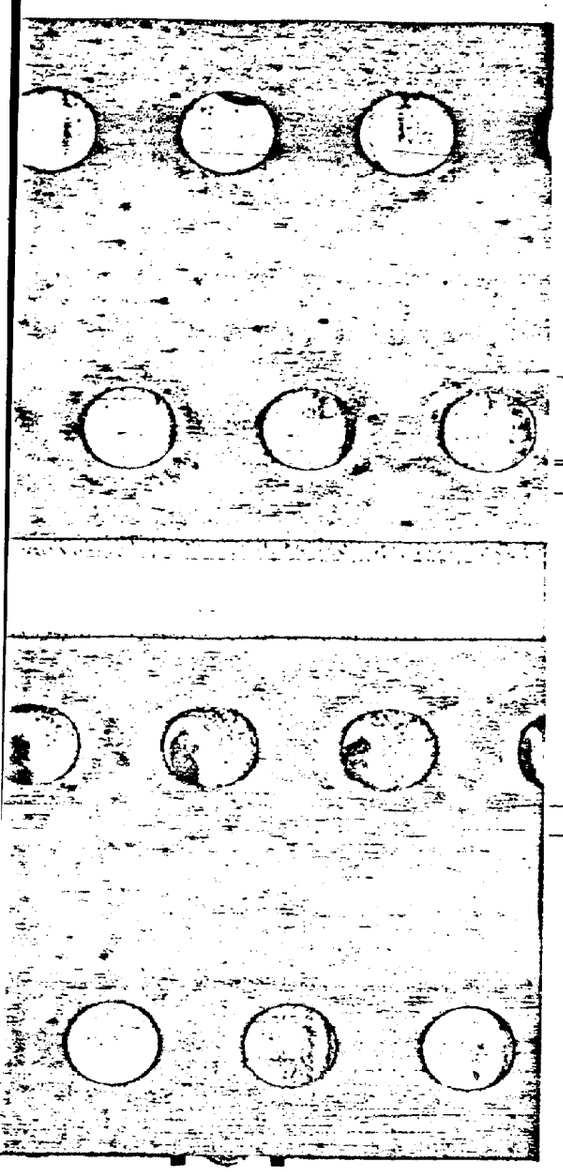
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

97 FEB 12 PM 1:30
DAVIDSON COUNTY, TN

7764 02/12 0101 03CHECK 379.00

027251 3
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10347 PG 950

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 100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 379.00
				CHECK 379.00
			02/12/97 01	13:30 0001 5764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027513
IDENTIF. & REFERENCE

97 FEB 12 PM 1:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1116236