County TAX 42

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 19 97
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

BOOK 10618 PG 71

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Roney (NAME)	Mid-State Financial Services, (NAME)	172-12-0-A-150.00
309 Burgandy Hill Trail (ADDRESS)	2021 Richard Jones Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Rodric Duane Everett and wife, Stephanie S. Everett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Roney and wife, Donna M. Roney

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, TN, being Lot No. 78 on the Plan of Plan of Bradford Hills, Section nine, of record in Plat Book 7900, Page 6; Amended in Book 7900, page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodric D. Everett and wife, Stephanie S. Everett by deed from Claridge Builders, Inc. of record in Book 8877, Page 449, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8069, Page 170; to Section IX in Book 8681, page 252; By-laws in Book 8071, page 531; Charter in Book 8071, page 520; Conveyance in Book 8154, page 304; Book 9779, page 672; Book 8377, page 769 and Book 8377, page 808, and all matters shown on the Plan of Record.

0351368
IDENTIF. & REFERENCE

97 SEP 23 AM 9:47
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1667 09/23 0101 03CHECK 545.13

unimproved ( )
This is improved (X) property, known as 309 Burgandy Hill Trail, Nashville, TN 37211
(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 19th day of September 19 97

Rodric Duane Everett
Rodric Duane Everett

Stephanie S. Everett
Stephanie S. Everett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10618 PG 72

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodric Duane Everett and wife, Stephanie S. Everett

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 Brentwood, Tennessee, this 19th day of September, 19 97.

Commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

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

RECEIVED OF _____

FOR _____

BOOK 10618 PG 73

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
144900.00
CON TX 536.13
PRFEE 1.00
WDEED 8.00
TOTAL 545.13
CHECK 545.13
09/23/97 01 09:47 0001 1667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351368
IDENTIF. REFERENCE

97 SEP 23 AM 9:47
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1201064