0528258

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

98 DEC 22 AM 9:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED

WARRANTY DEED

BOOK 11263 PAGE 141

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Steve and Tiffany Lanius 127 Two Valley Road Hendersonville, TN 37075	Same	Map 026-05 Parcel 054

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SADIE STUBBS, Conservator for DELLA WILDMONE,** has this day bargained and sold, and does hereby transfer and convey unto the said, **STEVE LANIUS and wife, TIFFANY LANIUS,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 6, 7 and easterly one-half of Lot No. 5 of Block "B" on the Plan of Roscoe Place Subdivision, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 6, 7 and easterly one-half of Lot No. 5 fronts together 123 feet on the southerly side of Roscoe Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Della Wildmone by deeds recorded in Book 10119, page 880, and Book 10328, page 860, in said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $78,500.00.

Subscribed and sworn to before me this 11th day of December, 1998.

My Commission Expires: 5/28/2000

Affiant

Notary Public

This is improved property located at 207 Roscoe Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness our hands this 11th day of December, 1998.

Sadie Stubbs (Conservator)
SADIE STUBBS, Conservator for
Della Wildmone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **SADIE STUBBS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 11th day of December, 1998.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 5/28/2000

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

3750 12/22 0101 03CHECK 301.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 143

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	301.45
CHECK	301.45

12/22/98 01 09:43 0001 3750

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405282