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06135552

94 JUN 29 PM 3:49

02 JUN 94

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-8681

MAP/GROUP/PARCEL
042-08-0/044.00

NEW OWNER'S NAME AND ADDRESS:
Daphne Jean Toney, an unmarried woman
400 Amquiwood Court
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Billy Joe England, an unmarried man, Peggy J. England (now known as Peggy J. England-Bates), an unmarried woman, hereinafter called Grantors, do hereby transfer and convey unto Daphne Jean Toney, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 40 on the Plan of Heritage Place Subdivision, of record in Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is improved property commonly known as 400 Amquiwood Court, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 7558, Page 206, Register's Office for Davidson County, Tennessee.

Peggy J. England is now known as Peggy J. England-Bates is one in the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Billy Joe England

Billy Joe England

Peggy J. England-Bates

Peggy J. England-Bates

RECORDED FOR 03:52 PM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Billy Joe England and Peggy J. England-Bates, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $91,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of July, 1999.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06013552

CHECK # REFERENCE

99 JUL 20 AM 8:49

AMT 91700.00
CON TX 340.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 351.00
CHECK 351.00

07/20/99 01 08:52 0001 4481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492792