Davidson County DEEDWARR
Recvd: 12/06/02 15:19 2pgs
Fees:13.00 Taxes:185.00

20021206-0150929

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Mack Roney (NAME)	NEW OWNER (NAME)	MAP 162-3
365 Academy Road (ADDRESS)	(ADDRESS)	PARCEL 155
Lebanon, TN 37087 (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, Michelle Lynn Warner Duncan and John David Proctor, heirs of the estate of Mary Katherine Warner Holton Proctor, a/k/a Mary Katherine Warner and Mary * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Mack Roney and Peter R. Morris

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, Tennessee, being Lot No. 277 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for said County.

Said Lot No. 277 fronts 75.0 feet on the south margin of Bart Drive and extends back 176.0 feet on the west line, and 115.0 feet on the easterly line, to a dead line in the rear, measuring 96.7 feet thereon.

Being the same property conveyed to Mary Katherine Warner, unmarried, by deed of record in Book 4615, Page 410, Register's Office for Davidson County, Tennessee. The said Mary Katherine Warner Holton Proctor died leaving as sole heirs the Grantors herein. See also Probate File #01P-567 of record in Probate Court Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4562, Page 949, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4460, Page 58, said Register's Office.

unimproved ( )
This is improved (X) property, known as 321 Bart Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Katherine Warner Holton

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 5th day of December, 20 02

Michelle Lynn Warner Duncan

Michelle Lynn Warner Duncan

John David Proctor

John David Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Lynn Warner Duncan and John David Proctor, heirs of the estate of Mary Katherine Warner Holton Proctor, a/k/a Mary Katherine Warner and Mary Katherine Warner Holton 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 Nashville, Tennessee, this 5th day of December 20 02

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public with and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public