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Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 141,900.00

Timothy F. Persse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES: July 13, 1991

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy F. Persse	Sovran Mortgage Corporation	155-8A-53
(NAME)	(NAME)	
6408 Sugar Maple Lane	201 East Cary Street	9D-79336
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Richmond, VA 23219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Benchmark Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy F. Persse and wife, Teresa L. Persse

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. 53 on the Plan of Poplar Creek Estates, of record in Book 6250, Page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benchmark Properties, Inc. by deed from Poplar Creek Development Co. of record in Book 7223, Page 808, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6474, page 346, Book 6474, page 350, Book 6474, page 354, amended in Book 6486, page 587, Book 6486, page 588, Book 6486, page 589 amended in Book 6987, page 966 and Book 7270, page 648; Agreement of record in Book 6613, page 705; Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433; Easement of record in Book 6613, page 533; Restrictions in deed of record in Book 5349, page 921; Surveyor's certificate of correction of record in Book 7360, page 661 and all matters as shown on the plan of record.

0.8.0.8.3

IDENTIFICATION REFERENCE

FEB 26 1 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 6408 Sugar Maple Lane, Nashville, TN 37221
(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 my hand this 22nd day of February, 19 88

Benchmark Properties, Inc.

By: Bill Nunn, PRESIDENT

X

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF TULSA

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. M. DAVIS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and that he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Tulsa, Oklahoma ~~Tennessee~~, this 18th day of February, 1988.

LEMASTER NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA COUNTY

x Sue LeMaster
Notary Public

My commission expires: x 1/20/91

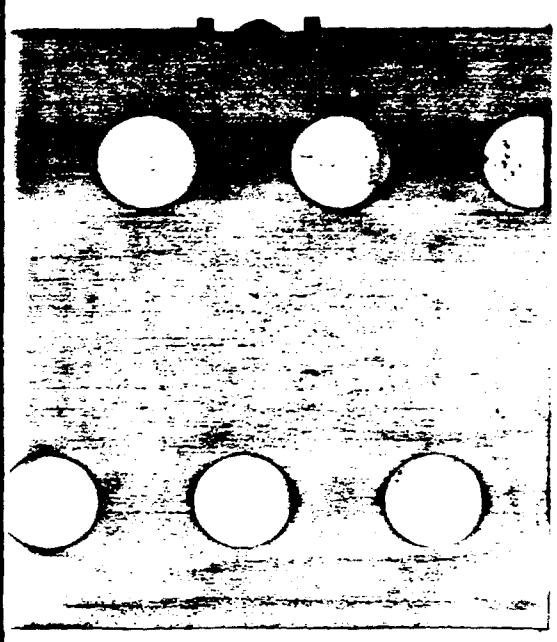
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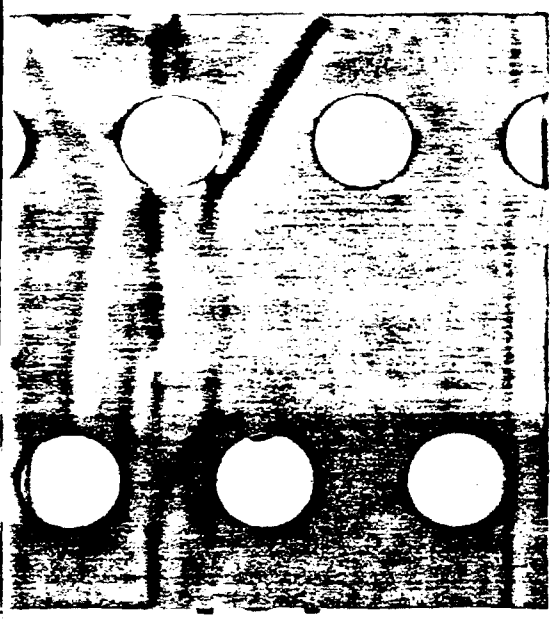
FROM

TO

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

0543 02/26 0101 03CHECK 403-82





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.0.8.3

IDENTIFICATION REFERENCE

FEB 26 1 40 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

	CAMT	
		141900.00
	CON TX	397.32
	PRFEE	0.50
	WDEED	6.00
	TOTAL	403.82
	CHECK	403.82

02/26/88 01 13:45 0001 0543

No. 65272