Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 3079
Nashville, Tennessee 37219

BOOK 7501 PAGE 302

WARRANTY DEED

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR TAXES:	MAP/PARCEL #:
Ester Ann Pugh 4820 Sunlight Drive Nashville, TN 37211	Dobson & Johnson, Inc. 4400 Harding Road Suite 400 Nashville, TN 37205	Map 134-13 Parcel 162

88 JAN 28 PM 1:03 CHERK 209.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOROTHY G. CHAMPAGNE, UNMARRIED, has bargained and sold and by these presents does transfer and convey unto the said ESTER ANN PUGH, UNMARRIED, her heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 225 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35 and 36, Register's Office for said County.

SAID Lot No. 225 fronts 71.0 feet on the southerly side of Sunlight Drive and extends back 145.9 feet on the easterly line, and 156.4 feet on the westerly line, which is a broken line, to a dead line in the rear, on which it measures 30.0 feet.

BEING the same property conveyed to Dorothy G. Champagne by Warranty Deed from Sharon L. Scheitel and Karen R. Scheitel of record in Book 5142, Page 567, Register's Office of Davidson County, Tennessee.

This is improved real property known as 4820 Sunlight Drive, Nashville, Tennessee 37211.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ESTER ANN PUGH, her heirs and assigns forever.

I do covenant with the said ESTER ANN PUGH, that I am lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County Property Taxes for 1988 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Kenilworth Estates, Section 4 of record in Book 3300, Pages 34, 35 and 36, said Register's Office.

3. Restrictive Covenants and Easements of record.

4. Deed of Trust from Dorothy G. Champagne to Albert Wm. Johnson, Trustee to secure Dobson & Johnson, Inc. the payment of a note in the original principal amount of $34,000.00

having a present unpaid balance of $29,288.22, which Deed of Trust shall be paid by the Grantor in accordance with the terms and provisions of a "Wrap Around Deed of Trust" of even date.

Possession of the herein described property shall be given by the Grantor to the Grantee on or before May 1, 1988.

Except as set forth herein, I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said ESTER ANN PUGH, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of March, 1988.

Dorothy G. Champagne
DOROTHY G. CHAMPAGNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lary R Williams, a Notary Public in and for the County and State aforesaid, the within named DOROTHY G. CHAMPAGNE, the 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 Nashville, Tennessee, this 28 day of March, 1988.

Lary R Williams
NOTARY PUBLIC

My Commission Expires: 3/4/91

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,500.00.

Ester Ann Pugh
ESTER ANN PUGH

Subscribed and sworn to before me this 28th day of March, 1988.

Lary R Williams
NOTARY PUBLIC

My Commission Expires: 3/4/91

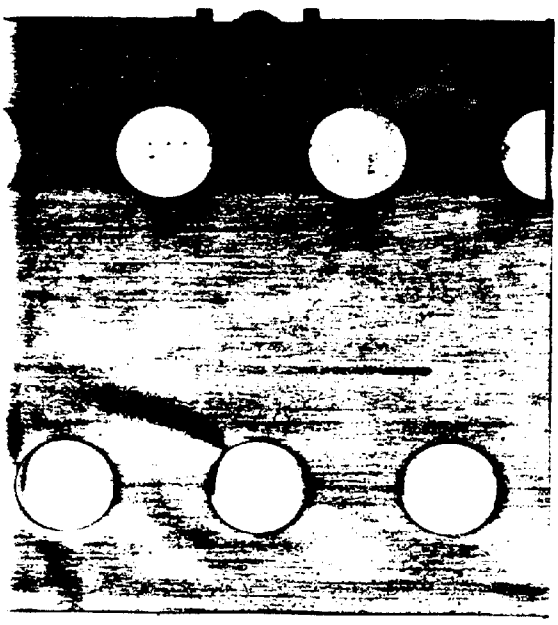
NOTARY PUBLIC AT LARGE

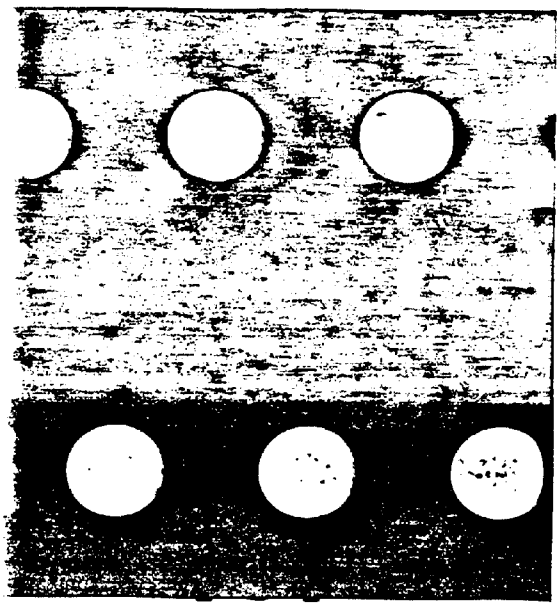
16324

IDENTIFICATION REFERENCE

MAR 28 1 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 304

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

CAMT 72500.00
CON TX 203.00
PRFEE 0.50
MISC 6.00
TOTAL 209.50
CHEK 209.50
0210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16324

IDENTIFICATION REFERENCE

MAR 28 1 43 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74766