Mail

SEND TAX BILLS:
SOVRAN MORTGAGE CORPORATION
P. O. BOX 26388
Richmond, Virginia 23260-6388
ADDRESS NEW OWNER:
JEAN A. WEBB
639 Campbell Road
Nashville, Tennessee

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map Parcel No.
11D 279.00
42-3-98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GREGORY J. DEGNAN and wife, TIFFANI LYNN DEGNAN, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto JEAN A. WEBB, hereinafter called the GRANTEE, her heirs, successors, and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Castle Grove, Section One, of record in Book 2900, Page 60, Register's Office for said County.
>
> Said Lot No. 8 fronts 185 feet on the south side of Campbell Road and extends back between lines 254 feet on the east line and 173.93 feet on the west line to a line in the rear on which it measures 201.6 feet.
>
> BEING the same property conveyed to Gregory J. Degnan and wife, Junia M. Degnan, by deed from James B. Morris, Jr. and wife, Susan P. Morris, of record in Book 7200, Page 145. Gregory J. Degnan and Junia M. Degnan having since divorced. Junia Hope Mathis (Being the same person as Junia M. Degnan) having conveyed her interest in said property to Gregory J. Degnan by deed of record in Book 7674, Page 67, Register's Office for Davidson County, Tennessee.

Tiffani Lynn Degnan joins in this conveyance for the purpose of conveying all her right, title, and interest in said property.

Subject to all restrictions and easements of record and all matters shown on the above referenced plat.

As part of the consideration for this conveyance, GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 7200, Page 148, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

CARL H. OLDHAM
ATTORNEY AT LAW
305 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

AND THE GRANTORS covenant with the 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 as herein provided.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 26 day of April, 1989.

GREGORY J. DEGNAN

TIFFANI LYNN DEGNAN

STATE OF TENNESSEE

COUNTY OF SUMNER

MAIL ENV

APR 28 8 31 AM '89

2 3 4 5

Personally appeared before me, the undersigned Notary Public, of said county, GREGORY J. DEGNAN and wife, TIFFANI LYNN DEGNAN, the within named bargainors, 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 at office this 26 day of April, 1989.

NOTARY PUBLIC

My Commission Expires:

1-21-91

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 85,300.00.

AFFIANT

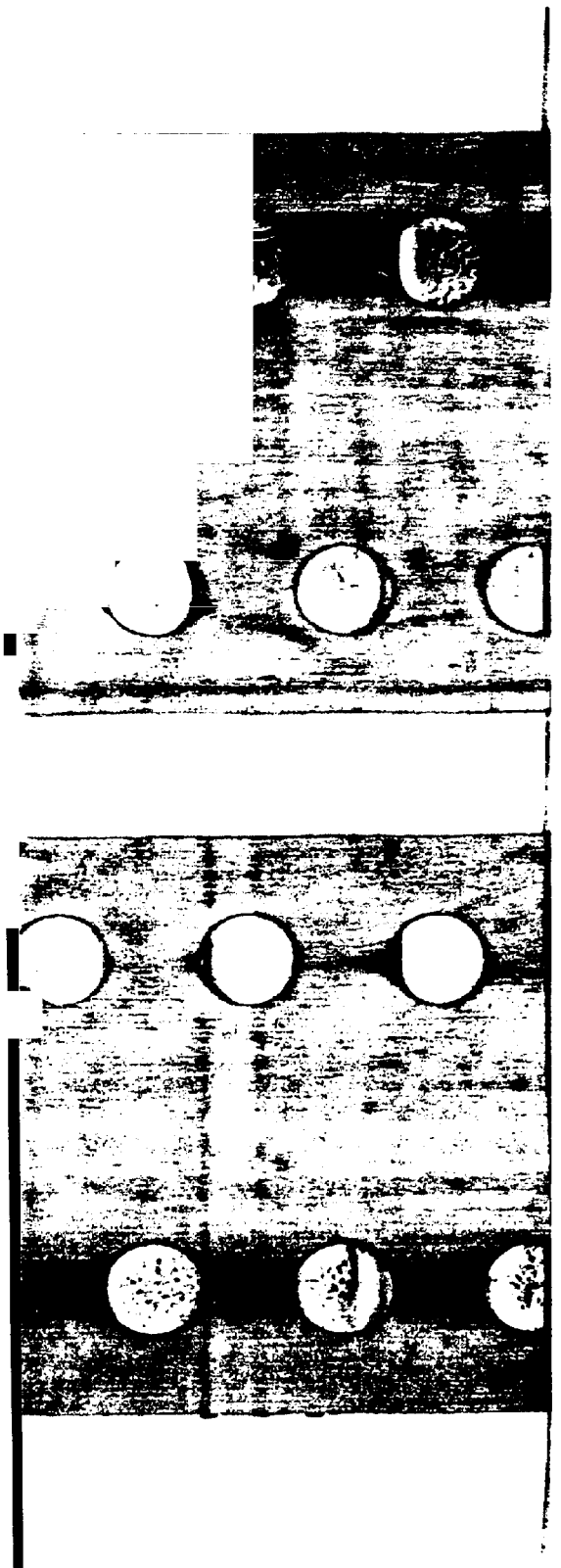
26 Subscribed and sworn to before me, this the day of April, 1989.

NOTARY PUBLIC

My Commission Expires:

1-21-91

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 129

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 85300.00
CON TX 281.49
PRFEE 0.50
WDEED 6.00
TOTAL 287.99
CHECK 287.99

04/28/89 01 08:32 0001 0010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28463

APR 28 8 31 AM '89

No. 204338