FILE BOX 30

BOOK 8432 PAGE 348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

55,400.00

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

Subscribed and sworn to before me, this the 28 day of August 19 91

My commission expires: 19

Affiant

Notary Public

My Commission Expires May 27 1993

# WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15367
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Wendy Lynn Michels | SOVRAN MORTGAGE CORPORATION |
| 60 Valeria Street (STREET ADDRESS) | 201 East Cary Street (STREET ADDRESS) |
| Nashville, TN 37210 (CITY STATE ZIP) | Richmond, VA 23231 (CITY STATE ZIP) |
| MAP & PARCEL NO 119-2 245 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ellen M. Garmon

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Wendy Lynn Michels

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 179 on the Plan of Sterling Heights Section Five, of record in Plat Book 1835 at page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Ellen M. Garmon by Quitclaim Deed of record in Book 5724 page 59, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

43371

REGISTER'S OFFICE

Aug 30 1 39 PM '91

THIS IS _____ IMPROVED PROPERTY KNOWN AS 60 Valeria Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 28 day of August, 19 91

Ellen M. Garmon

Ellen M. Garmon

State of Tennessee
County of Davidson

On this 28 day of August, 19 91, before me personally appeared Ellen M. Garmon to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

My Commission Expires Nov. 27 1993

State of Tennessee
County of _____

On this 28 day of August 28, , 19 91, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

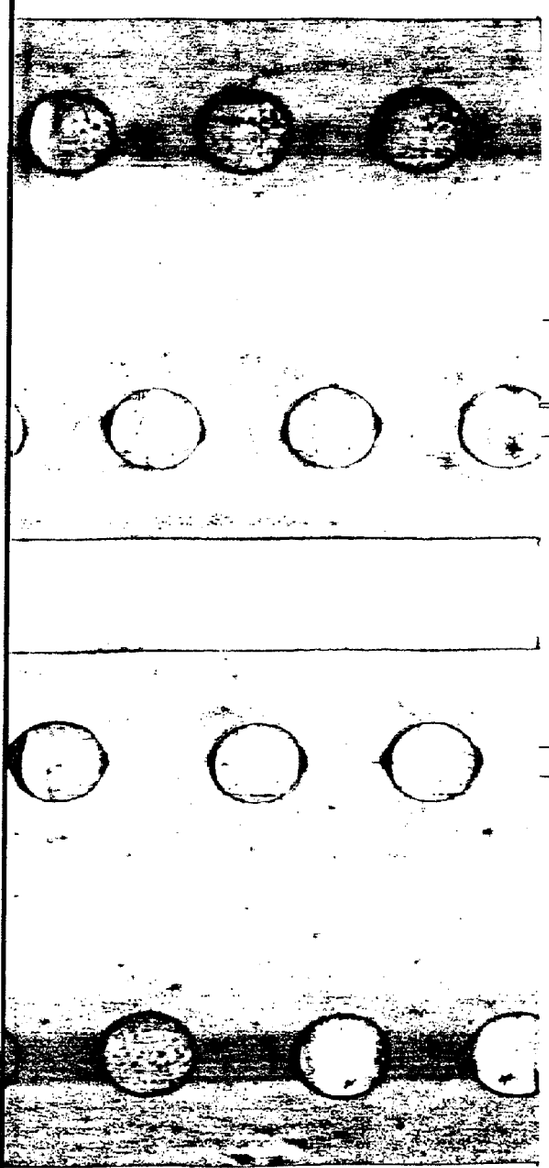
# WARRANTY DEED

98 JUL 30 0101 03CHECK 211.98

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 350

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 55400.00
CON TX 204.98
PRFEE 1.00
WDEED 6.00
TOTAL 211.98
CHECK 211.98

08/30/91 01 13:38 0001 8546

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

43371

IDENTIFICATION

AUG 30 1 34 PM '91

**No.** 455016