This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8618 PAGE 774

ADDRESS NEW OWNER:
James K. Suggs Jr.
5402 Georgia Avenue
Nashville, Tn 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 091-11
GROUP
PARCEL 014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James King Suggs Sr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James K. Suggs Jr., and unmarried person, hereinafter called the Grantee, his 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. 15 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a point in the northerly margin of Georgia Avenue at the corner of Lots 15 and 16; thence with the line between said lots, northwesterly 80.35 feet to the corner of Lot 17; thence with the line between Lots 15 and 17, northeasterly 52.8 feet to a corner of Lot 13; thence with the line between Lots 13 and 15, easterly 26 feet to a corner of Lot 14; thence with the line between Lots 14 and 15, southeasterly 77 feet to the northerly margin of Georgia Avenue; thence with the margin of the same southwesterly 54.03 feet to the point of beginning.
>
> Being the same property conveyed to Joe David Koonce and wife, Margaret S. Koonce by deed from Brentwood Homes, Inc., of record in Book 2334, page 153, Register's Office for Davidson County, Tennessee. The said Joe David Koonce and Margaret S. Koonce both having since died, with Joe David Koonce, predeceasing Margaret S. Koonce, and James K. Suggs, Sr. being the sole heir at law of the said Margaret S. Koonce. See Affidavit of Heirship recorded herewith.

This is improved property known as 5402 Georgia Avenue, Nashville,, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1992 a lien but not yet due and payable.

2. Restrictions of recod in Book 2300, page 421, Register's

3. The Plan of record in Book 2083, page 105, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James K. Suggs Jr., an unmarried person, his heirs and assigns, forever; and I, James King Suggs Sr., do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The said James King Suggs, Sr. being married to Doris C. Suggs and she now joins in this conveyance for the purpose of conveying any interest in said property.

Witness our hands this the 30th day of April, 1992.

James King Suggs Sr.
James King Suggs Sr.

Doris C Suggs
Doris C. Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James King Suggs Sr. and wife, Doris C. Suggs, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1992.

Lisa E. Peek
NOTARY PUBLIC

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,000.00.

Lisa E. Peek
AFFIANT

Subscribed and sworn to before me
this 30th day of April, 1992.

Lisa E. Peek
NOTARY PUBLIC
My Commission Expires: 9/25/93

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AFFIDAVIT OF JAMES KING SUGGS, SR.

The undersigned James King Suggs, Sr., being duly sworn, depose and say as follows:

1. I am a resident of Davidson County, Nashville, Tennessee.

2. I am the only Heir at Law of Margaret S. Koonce.

3. The Heir at Law is conveying the property located 5402 Georgia Avenue, Nashville, Tennessee 37209.

Further affiant sayeth not.

James King Suggs Sr.
James King Suggs, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James King Suggs, Sr., the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April 1992.

June E. Atkinson
Notary Public

My Commission Expires: 07/14/92

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

07629

INDEXED REFERENCE

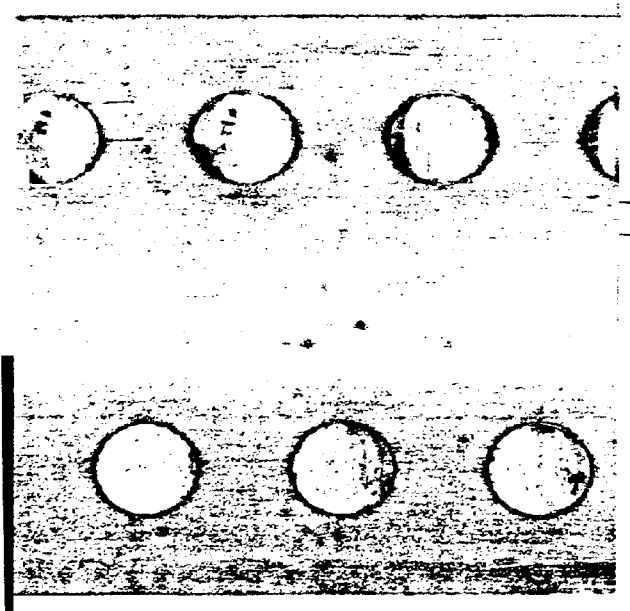
MAY 5 1 14 PM '92

WILLIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3762 05/05 0101 03CHECK 169.10







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 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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 9.00
TOTAL 169.10
CHECK 169.10

05/05/92 01 13:15 0001 3762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07629

INDEXING REFERENCE

MAY 5 1 14 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528027