BOOK 8628 PAGE 220

Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,746.66.

Ruth Susanne Ross
Affiant

Subscribed and sworn to before me this 14th day of May 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
RUTH SUSANNE ROSS 1408 Calvin Avenue Nashville, Tennessee 37206	Citizens & Southern Mortgage Company P.O. Box 656 Tucker, Georgia 30085-0656	MAP 83-9 PARCEL 268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND SEVEN HUNDRED FORTY SIX AND 66/100 ($71,746.66) DOLLARS,

(a) of which SEVENTY ONE THOUSAND SEVEN HUNDRED FORTY SIX AND 66/100 ($71,746.66) DOLLARS, Grantee herein has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $74,268.00 payable to Citizens & Southern Mortgage Company and secured by Deed of Trust of record in Book 7370, page 16 and as re-recorded in Book 7387, page 595, Register's Office for Davidson County, Tennessee.

I, **LOIS J. WAGNER, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RUTH SUSANNE ROSS, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 of Block "B" on teh map of the Subdivison of the Hollins Home Place as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lois J. Wagner and Ruth Susanne Ross, both unmarried, by deed from Linda C. Grodon, of record in Book 7370, page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 Calvin Avenue, Nashville, Tennessee 37206.

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

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Hollins Home Place, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of Citizens & Southern Mortgage Company of record in Book 7370, page 16 and as re-recorded in Book 7387, page 595, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14 day of May, 1992.

LOIS J. WAGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOIS J. WAGNER, 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 this 14th day of May, 1992.

Notary Public

My Commission Expires:

1-23-94

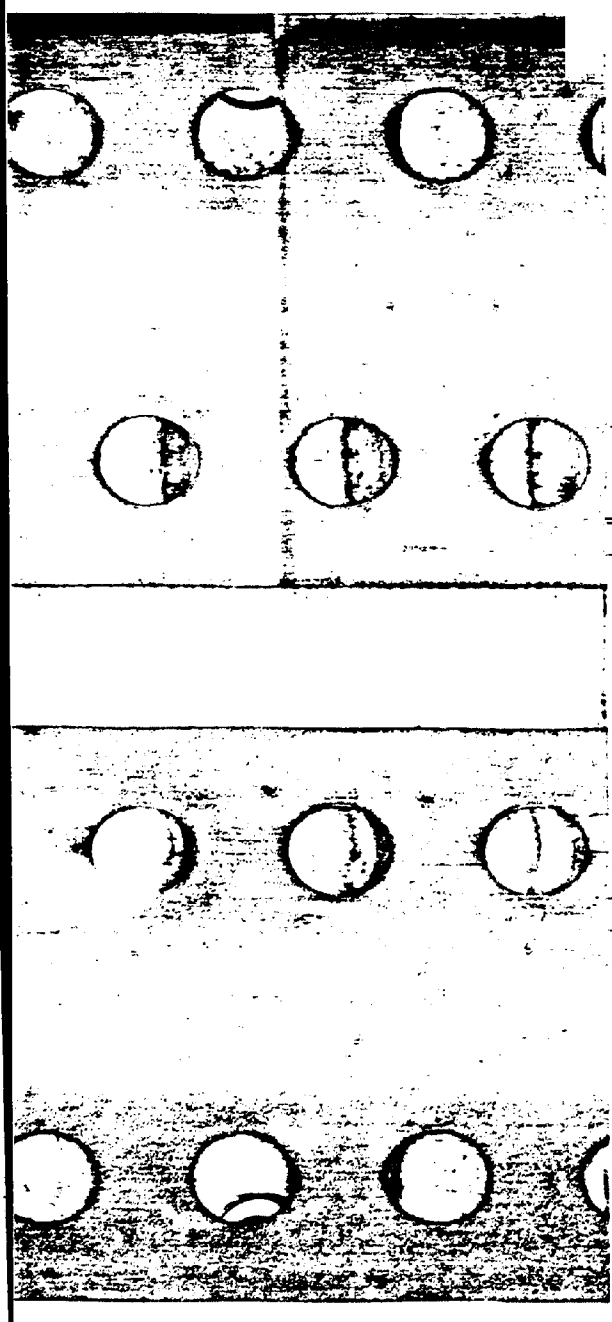
1153

IDENTIF. TREFERENCE

MAY 18 1 36 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

7713 05/13 0101 03CHECK 272.29



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	71748.66
			CON TX	265.29
			PRFEE	1.00
			WDEED	6.00
			TOTAL	272.29
			CHECK	272.29

05/18/92 01 13:36 0001 7713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:1153

IDENTIF. REFERENCE

MAY 18 1 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531907