Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
Polla Sue Cunningham
Mary Ann Walker
1204 Shelton Avenue
Nashville, TN 37216
SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 72-3, Parcel 361

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.

Polla Sue Cunningham
AFFIANT
Subscribed and sworn to me, this the 21st day of July, 1992.

Ella W. Wardell
Notary Public
My commission expires: 11-25-95

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Mark R. Seifried, Unmarried and George A. Hall, Jr., Unmarried to The Lomas & Nettleton Company, as evidenced by a Deed of Trust of record in Book 7262, page 103, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, we, Mark R. Seifried, Unmarried and George A. Hall, Jr., Unmarried, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Polla Sue Cunningham, Unmarried and Mary Ann Walker, Unmarried, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1204 Shelton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 21st day of July, 1992.

Mark R. Seifried

Mark R. Seifried

George A. Hall, Jr.

Polla Sue Cunningham

Mary Ann Walker

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark R. Seifried and George A. Hall, Jr., the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 21st day of July, 1992.

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 27, 1993

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Polla Sue Cunningham and Mary Ann Walker, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 21st day of July, 1992.

Notary Public

My commission expires: 11-25-95

Exhibit "A"

Land in Davidson County, Tennessee, being the east 75 feet of Lot No. 61 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 75 feet on the south side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Mark R. Seifried and George A. Hall, Jr., by deed from Samuel J. House and wife, Betty J. House, of record in Book 7262, Page 100, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. 1992 and all future real property taxes constitute a lien, although the same are not yet due and payable.

2. All matters set forth on Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

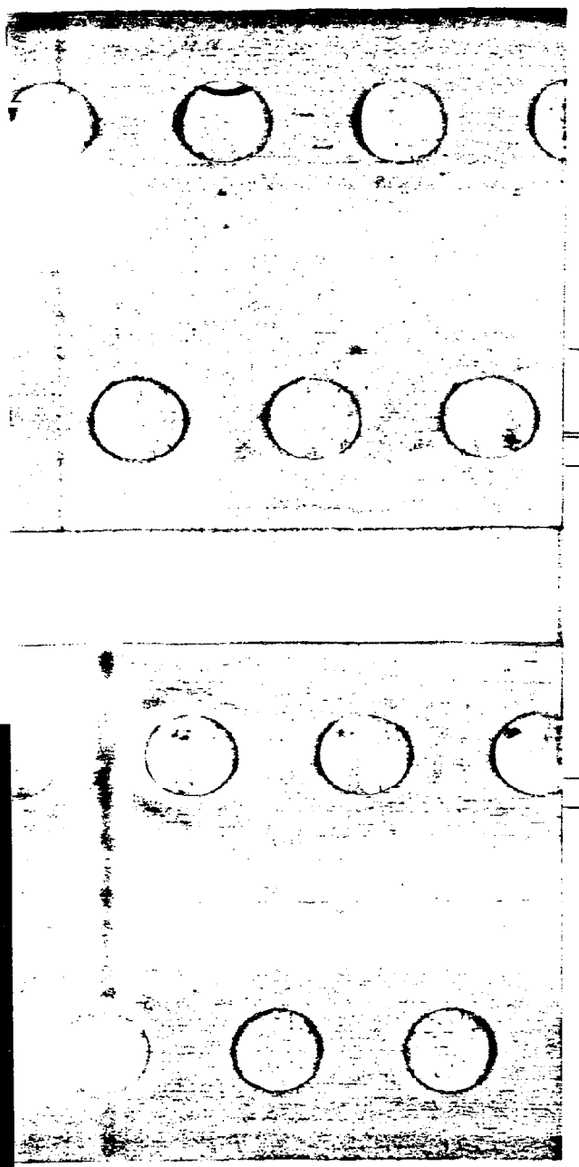
29753

IDENTIF. TREFERENCE

JUL 23 8 42 '92

DAVIDSON COUNTY TN.

290.50 CHECK 1101 03/08/92



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

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 66

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 290.50
				CHECK 290.50

07/23/92 01 08:43 0001 8025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29753

IDENTIF. REFERENCE

JUL 23 8 42 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552731