BOOK 8717 PAGE 578

FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Ruby C Stafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1992.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 2-28-95

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ruby C. Stafford (NAME)	NEW OWNER (NAME)	MAP 14 6
4815 Shadescrest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 21
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Monica Sabo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby C. Stafford,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 53 on the plan of Caldwell Hall, Section 1 (Revised), of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 53 fronts 95.73 feet on the westerly margin of Shadescrest Drive and extends back 130.1 feet on the southerly line and 120.0 feet on the northerly line to a broken line in the rear, measuring 121.8 feet thereon.

Being the same property conveyed to Monica Sabo, unmarried, by deed from Devereaux T. Davis, unmarried, of record in Book 8475, page 682, said Register's Office.

This conveyance is made subject to (a) property taxes for 1992 for which Grantee(s) will be responsible, (b) restrictive covenants contained in instrument of record in Book 2997, page 93, said Register's Office, and (c) the matters set forth on said plan of record.

4165 4

IDENTIFICATION REFERENCE

SEP 1 2 22 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2144 09/01 0101 03CHECK 329.05

This is unimproved ( ) improved (XX) property, known as 4815 Shadescrest Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular 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 19th day of August, 1992

Monica Sabo

Monica Sabo

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM
Monica Sabo

TO
Ruby C. Stafford

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Sabo to me known to be, or proved to me on the basis of satisfactory evidence, the person described in and who executed the foregoing instrument and who acknowledged the execution of the same as her free act and deed.

Witness my hand and official seal at NEW YORK, NEW YORK, this 19 day of AUGUST, 1992.

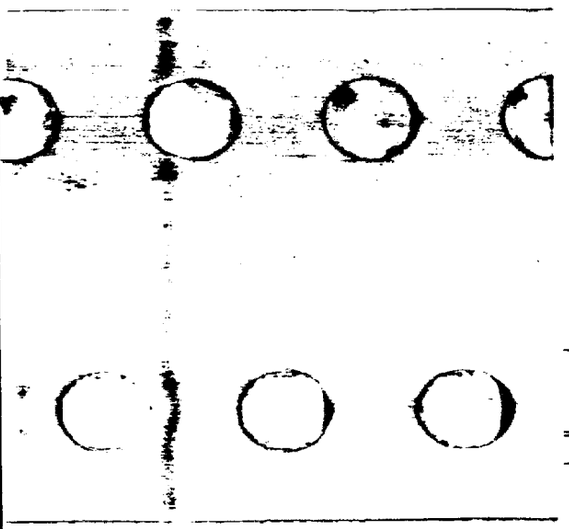
COMMISSION EXPIRES:

_____

MARYLINN FRADKIN
Notary Public, State of New York
No. 24-4833564
Qualified in Kings County
Commission Expires Sept. 30, 1993

Marylinn Fradkin
NOTARY PUBLIC

NOTARY PUBLIC



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

RECEIVED OF _____

FOR _____

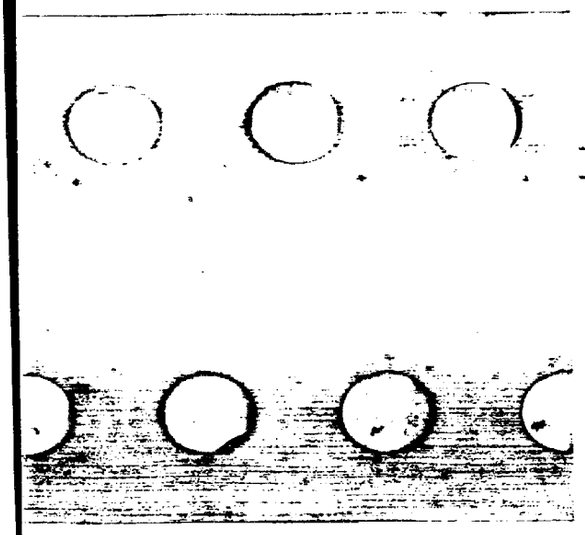
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/01/92 01 14:24 0001 2144



4165.4

IDENTIFICATION REFERENCE

SEP 1 2 22 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565842