File 11379 File Box 38

WARRANTY DEED

PREPARED BY & RETURN TO: WALT, DYER & JAMES, ATTYS ONE BURTON HILLS BLVD., SUITE 430 NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8854 PAGE 901

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CECE M. DUBOIS (NAME)	Real Estate Financing (NAME)	Map 131-1-J
107 Lexington Court (STREET ADDRESS OR ROUTE NUMBER)	P O. Box 2489 (STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Montgomery, Ala 36102 (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, JEANNE A. MORAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CECE M. DUBOIS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 on the Plan of Lexington Green Phase II, as of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeanne A. Moran, unmarried by deed from Rochford Realty & Construction Company, Inc. of record in Book 7803, page 64, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantee; (2) All recorded easements and restrictions of record in the Register's Office for Davidson County, Tennessee; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 798, said Register's Office.

Charles E. Jones, Jr., spouse of Jeanne A. Moran, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Jeanne A. Moran.

8499 02/02 0101 03CHECK 824.85

8841.9

IDENTIFICATION REFERENCE

FEB 2 2 12 PM '93

ALEX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 107 Lexington Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of January, 19 93

Jeanne A. Moran
JEANNE A. MORAN

Charles E. Jones, Jr.
CHARLES E. JONES, JR.

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE A. MORAN AND CHARLES E. JONES, JR.

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of January 19 93.

My commission expires 5-11-95 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 93

MY COMMISSION EXPIRES: _____ Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM JEANNE A. MORAN

TO CECE M. DUBOIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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
220500.00
CON TX 815.85
PRFEE 1.00
~~MISCELLANEOUS 8.00~~
~~TOTAL 824.85~~
CHECK 824.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 14:11 0001 8499

8841.9

IDENTIFICATION REFERENCE

FEB 2 2 12 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 617034