mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 8858 PAGE 790

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles C. Harris, et ux 210 Glenn Square Suite 107 Goodlettsville, Tn. 37072	Same as New Owner	Map 60-1 Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, U.S.A. FINANCIAL SERVICES, INC., hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHARLES C. HARRIS and wife, BARBARA B. HARRIS, hereinafter referred to as 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. 48 on the Plan of Aldrich Heights, Section II, of record in Plan Book 2133, page 128, Register's Office for said County.

SAID Lot No. 48, which is a corner lot, fronts 132.56 feet on the southerly margin of Ewing Lane and fronts 192 feet on the westerly margin of Aldrich Lane, said frontages being joined by a curve having a length of 30.8 feet, and extends back 174.91 feet on the southerly line and 222.29 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Charles C. Harris and wife, Barbara B. Harris, by Quitclaim Deed from U.S.A. Financial Services, Inc. being recorded simultaneously herewith.

This is improved property known as 500 Ewing Drive, Nashville, TN 37207.

The legal description, as hereinabove set forth, is the same as that contained in the previous deed of record.

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

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE, when due.

2. Subject to Restrictive Covenants contained in an instrument of record in Book 2800, page 212, said Register's Office.

3. Subject to any and all matters shown on the Plan of Aldrich Heights, Section II, of record in Book 2133, page 128, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on this the 3rd day of February, 1993.

"GRANTOR"

U.S.A. FINANCIAL SERVICES, INC.

BY: _____
ROBERT J. BRAASCH, President

"GRANTEES"

_____
CHARLES C. HARRIS

_____
BARBARA B. HARRIS

STATE OF ILLINOIS }
COUNTY OF PEORIA }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT J. BRAASCH, with whom I am personally acquainted and who acknowledged himself to be the President of U.S.A. Financial Services, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 1ST day of February, 1993.
1992.

_____
NOTARY PUBLIC

OFFICIAL SEAL
SANDEE A. PENDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-16-96

My Commission Expires: 10-16-96

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES C. HARRIS and wife, BARBARA B. HARRIS, 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 the 3rd day of February, 1993.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 3rd day of February, 1993.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

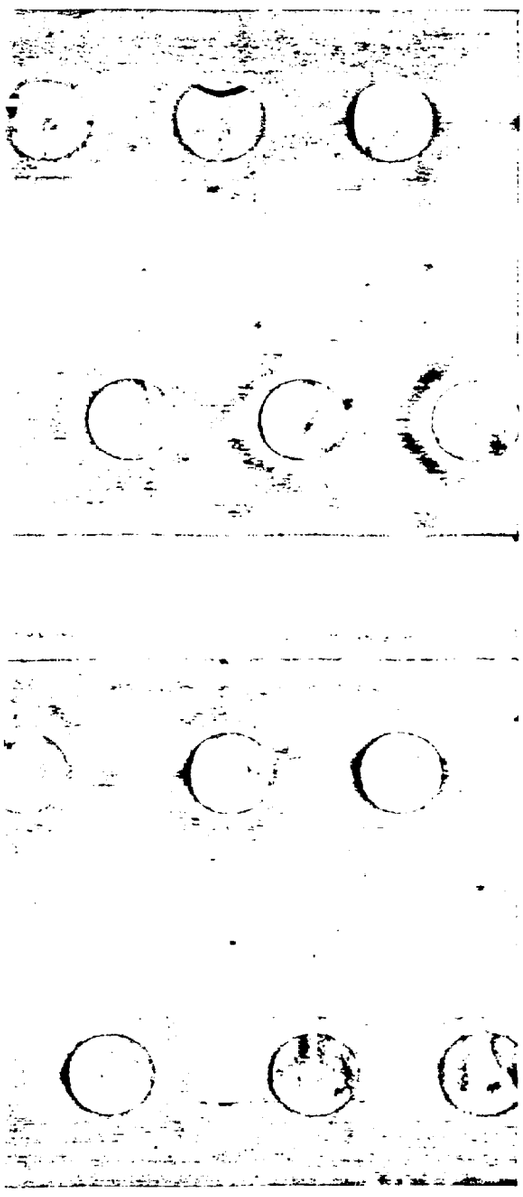
90036

IDENTIFICATION REFERENCE

FEB 5 11 03 AM '93

REGISTER
DAVIDSON COUNTY, TN

0292 02/05 10:01 03CHECK 120.00



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

RECEIVED OF _____

FOR _____

BOOK 8858 PAGE 792

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
02/05/93	01			11:06 0001 0292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90036

IDENTIFI REFERENCE

FEB 5 11 08 AM '93

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618804