36

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 8894 PAGE 746

THIS INDENTURE, made and entered into as of the **19th** day of **March, 1993** by and between

Thomas J. Testerman and Cynthia P. Testerman, Husband and Wife ,

hereinafter referred to as Grantor, and

James A. Purdy and Elisabeth Vittoria, both unmarried , as Tenants In Common with right of survivorship hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Section 1 Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County.

Said Lot No. 50 fronts 100 feet on the southerly margin of Observatory Drive (also known as North Observatory Drive) and extends back between parallel lines a distance of 150 feet to a dead line.

Being the same property conveyed to Thomas J. Testerman and wife, Cynthia P. Testerman by deed from Ralph M. Sinclair, Jr. and wife, Virginia V.G. Sinclair of record in Book 7610, page 869, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 547, page 128, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

02692

CROSS REFERENCE

MAR 24 8 20 AM '93

DAVIDSON COUNTY, TN

5123 03/24 0101 03CHECK 774.90

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Thomas J. Testerman

Cynthia P. Testerman

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Thomas J. Testerman and Cynthia P. Testerman, Husband and Wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **March, 1993**.

Notary Public

KENNETH W. BALL NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

Commission Expiration: 11-27-93

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$207,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

3/19/93

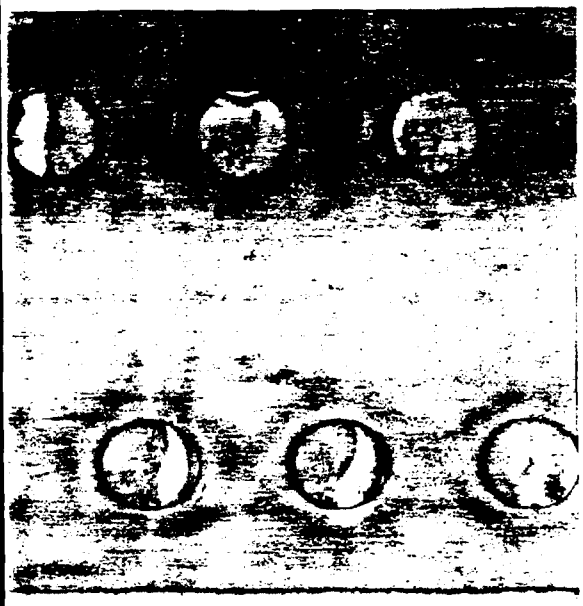
Subscribed and sworn to before me this **19th** day of **March, 1993.**

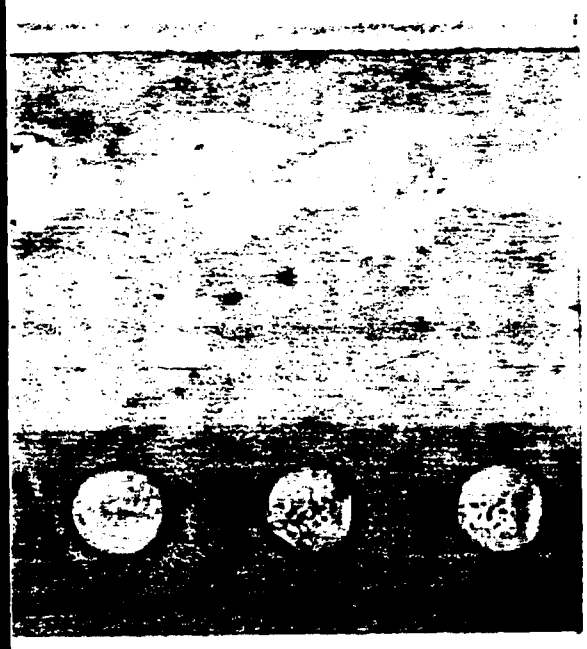
Notary Public

KENNETH W. BALL NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Sears Mortgage Corp. 440 N. Fairway Drive Vernon Hills, IL	1735 Observatory Drive Nashville, TN 37215 MAP PARCEL NUMBER 117-15-117





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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
207000.00
CON TX 765.90
PRFEE 1.00
WDEED 8.00
TOTAL 774.90
CHECK 774.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 03/24/93 09:49:08 01 5123

02692

IDENTIFICATION REFERENCE

MAR 24 8 20 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.632610