ga

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 5905 PAGE 943

ADDRESS NEW OWNER:
Ronald Steine and Cindy H. Steine
706 Bowling Avenue
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:

MAP	117
GROUP	01
PARCEL	111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Davidson Gilmore, an unmarried person and Patricia S. Sanders, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald Steine and wife, Cindy H. Steine, 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 the north 100.3 feet of Lot No. 4 on the Plan of Forrest Park Land Improvement Company, as of record in Book 161, page 144, Register's Office for said County.

Said part of Lot No. 4 fronts 100.3 feet on the east side of Bowling Avenue, formerly Golf Club Road, and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to James Davidson Gilmore and Patricia S. Sanders, by deed from John H. Bailey, III and wife, Sallie W. Bailey of record in Book, 7816, page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as 706 Bowling Avenue, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 Property taxes which are not yet due and payable.
2. The Plan of record in Book 161, page 144, said Register's Office, shows an Owner's Certificate, and no certain easements and setback lines.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Steine and wife,

Cindy H. Steine, their heirs and assigns, forever; and we, James Davidson Gilmore, an married person Patricia S. Sanders, an unmarried person, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of March, 1993.

James Davidson Gilmore

Patricia S. Sanders

1651 04/02 0101 03CHECK 1285.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Davidson Gilmore, an unmarried person and Patricia S. Sanders, an unmarried person, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1993.

JUNE E. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

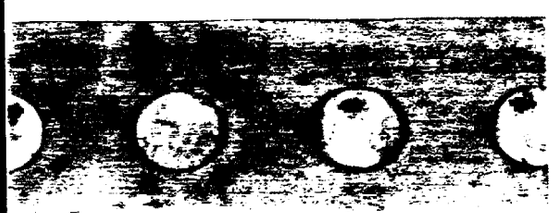
The actual value or consideration, whichever is greater, for this transfer is $ 345,000.00.

Ronald Steine
AFFIANT

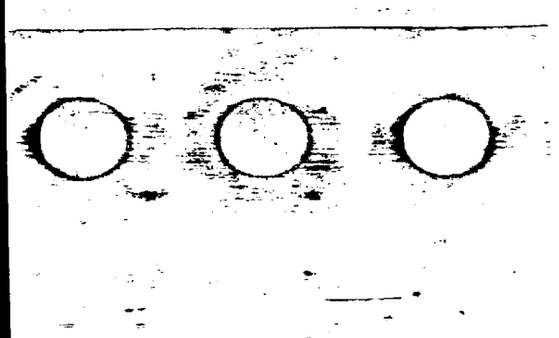
Subscribed and sworn to before me
this 31st day of March, 1993.

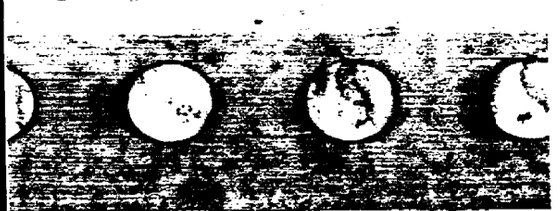
JUNE E. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8905 PAGE 945

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 345000.00
CON TX 1276.50
PRFEE 1.00
WREEI 8.00
TOTAL 1285.50
CHECK 1285.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/93 01 15:16 0001 1651

No. 636461