11627 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8947 PAGE 396

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SHYRELLE DUREAUX (NAME)	SunTrust Mortgage, Inc. (NAME)	Map 142-2
7439 Bridle Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 100100 (STREET ADDRESS)	Parcel 143
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	F.B. 9D6727

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, NANCY HALVERSON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHYRELLE DUREAUX AND WIFE, TANYA DUREAUX

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. 176 on the Plan of Cross Timbers Section 4, as of record in Plat Book 4175, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy Halverson, married by deed from Wendell W. Riley and wife, Deborah C. Riley of record in Book 8467, page 286, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1993 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 4175, page 54, Register's Office for Davidson County, Tennessee.

Bill Halverson , spouse of Nancy Halverson, 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 Nancy Halverson.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 31, 1988, in the original principal sum of $90461.00, payable to SunTrust Mortgage, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7643, page 151, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 7439 Bridle Drive, Nashville, Tennessee 37221

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 6th day of May, 19 93.

NANCY HALVERSON

BILL HALVERSON

BOOK 8947 PAGE 397

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY HALVERSON AND BILL HALVERSON

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 6th day of May 19 93

My commission expires 11/20/96 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 _____

19241

IDENTIFICATION REFERENCE

MAY 13 9 58 AM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 93.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

NANCY HALVERSON

TO

SHYRELLE DUREAUX AND WIFE,
TANYA DUREAUX

2657 05/13 0104 03CHECK 373.82

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 _____

BOOK 8947 PAGE 398

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	98600.00
			CDN TX	364.82
			PRFEE	1.00
			WDEED	8.00
			TOTAL	373.82
			CHECK	373.82
		05/13/93	01	09:57 0001 2657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19241

IDENTIFICATION REFERENCE

MAY 13 9 58 AM '93

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN

No. 650746