This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

Box 50
TC

BOOK 9046 PAGE 43

ADDRESS NEW OWNER:
Deborah M. Sapp
417 Benita Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	133-12
MAP	133-12
PARCEL	16
PARCEL	3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Keith A. Burgess and wife, Elizabeth A. Burgess, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deborah M. Sapp,an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 13, on Windsor Park as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Burgess and wife, Elizabeth A. Burgess by deed from James Garrett Butts and wife, Mary Jo Butts of record in book 7650, page 577, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being a part of Reserved Parcel "B" on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeast margin of Paragon Mills Road, at the southwesterly corner of Lot No. 1 on said Plan; thence leaving said road, North 2 degrees, 59 min. East 325.49 feet to a point; thence in a northeasterly direction 93.82 feet to a point between lot Nos. 13 and 14; thence with the rear line of Lot Nos. 13, 12, and part of Lot No. 11, 157.91 feet to a point; thence along the common boundary line between Lot No. 1 and Reserved Parcel "B" 274.91 feet to the point of beginning.

Being the same property conveyed to Keith A. Burgess and wife, Elizabeth A. Burgess by deed from James G. Butts and wife, Mary Jo Butts, as of record in Book 7650, page 587, Register's Office for Davidson County, Tennessee.

This is improved property known as 417 Benita Drive, Nashville, TN 37211.

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. Matters shown on the Plan of record in Book 3600, page 64, said Register's Office.
3. Easement for Sanitary Sewer Line of record in Book 3312, page 560, said Register's Office for Tract I.
4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, page 623, said Register's Office for Tract II.
5. Restrictive covenants contained in instrument of record in Book 3251, page 18, and in Book 3792, page 445 as amended in Book 3816, page 784, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah M. Sapp,an unmarried person, her heirs and assigns, forever; and we, Keith A. Burgess and wife, Elizabeth A. Burgess, do covenant with the said Grantee 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 Grantee, her 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 11th day of August, 1993.

Keith A. Burgess

Elizabeth A. Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Keith A. Burgess and wife, Elizabeth A. Burgess, 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 11th day of August, 1993.

STATE OF TENNESSEE · JUNE E. ATKINSON · NOTARY PUBLIC · DAVIDSON COUNTY

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/22/96

STATE OF TENNESSEE,
COUNTY OF DAVIDSON,

BOOK 9046 PAGE 45

The actual value or consideration, whichever is greater, for this transfer is $ 71,900.00.

Linda M. Sapp
AFFIANT

Subscribed and sworn to before me
this 11th day of August, 1993.

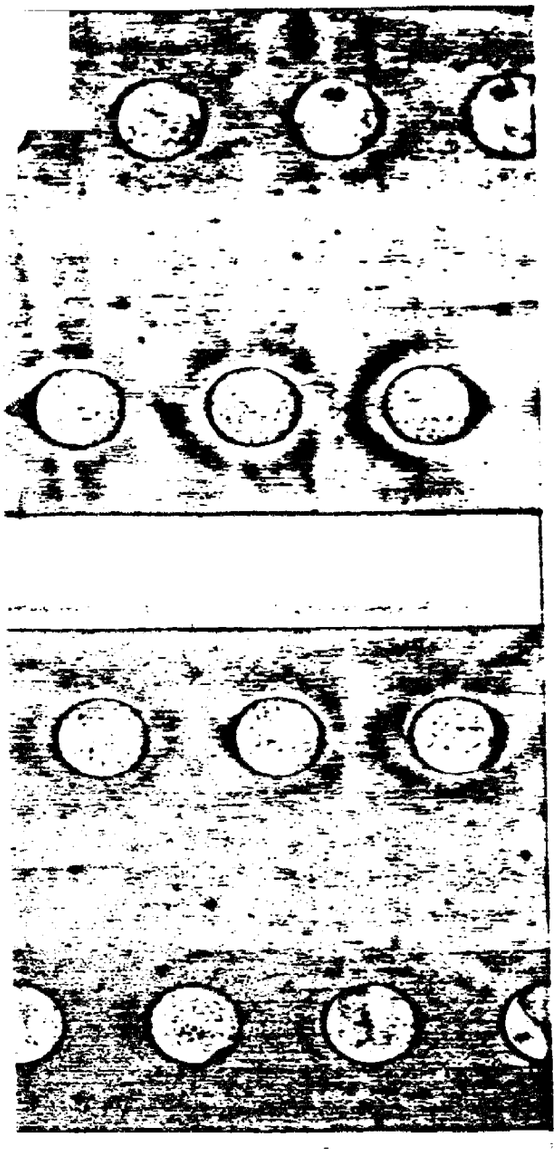
Irene E. Johnson
NOTARY PUBLIC
My Commission Expires: 7/27/96

51571
IDENTIF. ↑ REFERENCE

93 AUG 12 PM 3:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9232 08/12 0101 03CHECK 279.03



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

RECEIVED OF _____

FOR _____ BOOK 9046 PAGE 46

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	71900.00
			CON TX	266.03
			PRFEE	1.00
			WDEED	12.00
			TOTAL	279.03
			CHECK	279.03
08/12/93	01		15:21 0001	9232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51571
IDENTIF. # REFERENCE

93 AUG 12 PM 3:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 685584