File Box 16 (085)

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
Attorneys At Law
1700 Nashville City Center
Post Office Box 190613
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Teresa A. Rumsey 2708 Fortland Drive Nashville, Tennessee 37206	SAME	15DA-55034 83-16-19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BENJAMIN C. RUMSEY and wife, JO ANN S. RUMSEY** (herein collectively referred to as "Grantor") have this day bargained and sold and, by these presents, does hereby transfer and convey unto **TERESA A. RUMSEY**, an unmarried person (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Fortland Park, Section 3, as of record in Book 2900, page 61, Register's Office for said County.
>
> Said Lot No. 271 fronts 79.91 feet on the northeasterly side of Fortland Drive and runs back between lines 178.5 feet on the southeasterly side and 220 feet on the northwesterly side to a dead line in the rear on which it measures 91.8 feet.
>
> Being the same property conveyed to Benjamin C. Rumsey and wife, Jo Ann S. Rumsey by Warranty Deed from James P. Dalton and wife, Dorothy G. Dalton, of record in Book 3282, page 127, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 2708 Fortland Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for the Deed of Trust in favor of Fidelity Federal Savings and Loan Association of record in Book 6690, page 61; restrictive covenants of record in Book 2997, page 394 and in Book 3431, page 103; all matters set forth on the plan of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee, and 1993 real estate taxes.

52781
IDENTIF. & REFERENCE
93 AUG 27 AM 9:27
FELIX A. ... REGISTER
DAVIDSON COUNTY TN
0508 0117 01 03CHECK 198.00

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 16th day of August, 1993.

GRANTOR:

Benjamin C. Rumsey

Jo Ann S. Rumsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, Benjamin C. Rumsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 1993.

NOTARY PUBLIC

My Commission Expires:

1-25-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, Jo Ann S. Rumsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 1993.

NOTARY PUBLIC

My Commission Expires:

1-25-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for the transfer or value of the property transferred, whichever is greater, is $50,000.00.

AFFIANT

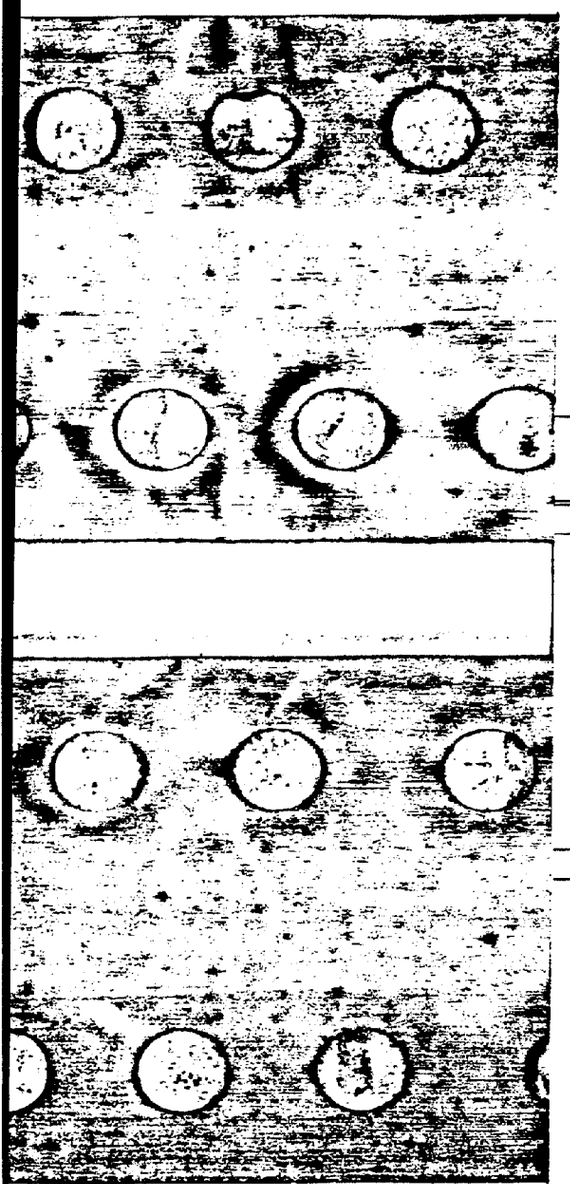
Sworn to and subscribed before me on this 16th day of August, 1993.

NOTARY PUBLIC

My Commission Expires:

1-25-97





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

RECEIVED OF _____

FOR _____

BOOK 9049 PAGE 384

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
			CONSTAT	50,000.00
			CONTX	185.00
			PRFEE	1.00
			WDEED	12.00
08/17/93	01		[illegible] 58	
			Total	198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52781
IDENTIF. # REFERENCE

93 AUG 17 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 686889