File 11833 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9070 PAGE 350

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JO ANN TUMEY	SOUTHEASTERN MORTGAGE OF TN	Map 117-7
(NAME)	(NAME)	
3434 Stokesmont Road	565 Marriott Drive, Suite 250	Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37210	F.B. 16DA2445
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ROSEANNE S. GILES unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JO ANN TUMEY, unmarried

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 the southerly half of Lot No. 104 on the Plan of the north part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 547, page 156, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alfred Giles, IV, and wife, Roseanne S. Giles by deed from Michael A. Berger, and wife, Elizabeth H. Berger of record in Book 5652, page 173, said Register's Office. Alfred Giles, IV, and Roseanne S. Giles have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 84D-245, dated July 30, 1984. Alfred Giles, IV, has subsequently conveyed his interest in said property to Roseanne Lynne Giles by quitclaim deed of record in Book 6374, page 465, Register's Office for Davidson County, Tennessee. Roseanne Lynne Giles being one and the same as Roseanne S. Giles.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4076, page 490; and (3) All matters appearing on the Plan of record in Plat Book 547, page 156, said Register's Office.

1840 09/03 0101 03CHECK 504.80

59488
IDENTIF. ↑ REFERENCE

93 SEP -3 AM 10:2
FELIX Z. [illegible] REGIS
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 3434 Stokesmont Road, Nashville, Tennessee 37215

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 31st day of August, 19 93

Roseanne S. Giles

ROSEANNE S. GILES

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEANNE S. GILES

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of August 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 93.

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

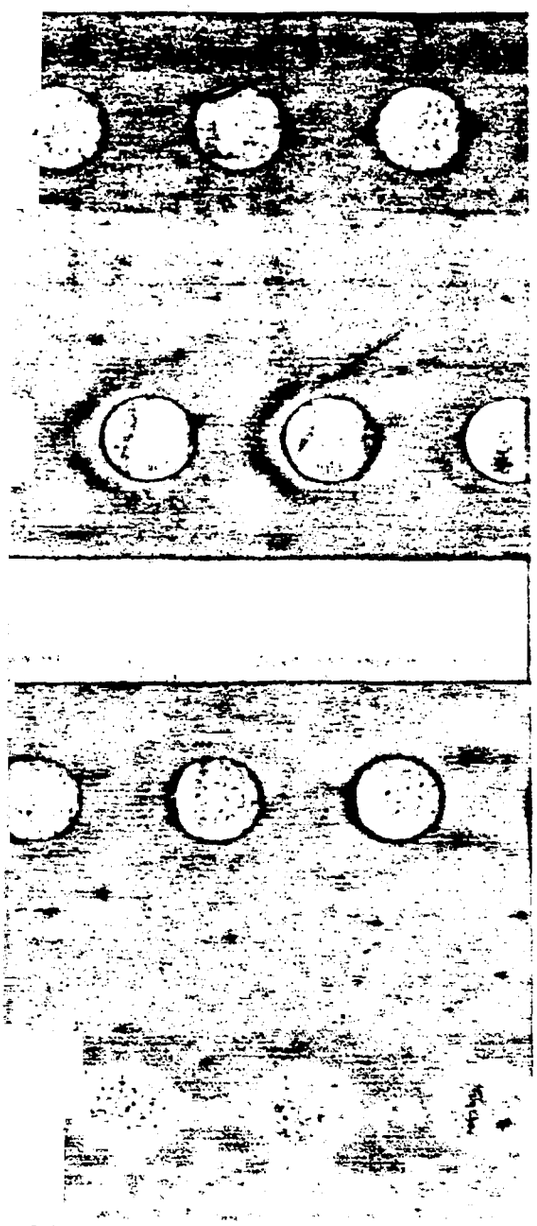
Notary Public

WARRANTY DEED

FROM ROSEANNE S. GILES

TO JO ANN TUMEY

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 _____

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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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 134000.00
CON TX 495.80
PRFEE 1.00
MUFEE 8.00
TOTAL 504.80
CHECK 504.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/93 01 10:20 0001 1640

59488
IDENTIF. # REFERENCE

93 SEP -3 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 694109