Mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

NANCY S. SUTTON
3726 CEDARWOOD DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 83-15, PARCEL 127

SEND TAX BILLS TO:
LINCOLN SAVINGS BANK
100 JERICHO QUADRANGLE, STE. 343,
JERICHO, NEW YORK 11753-2709

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Anita D Richards
AFFIANT
Subscribed and sworn to this the 16TH day of SEPTEMBER, 1993.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 2-11-96

93 SEP 21 AM 8:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from BEN D. DIXON ET UX, ETHEL M. DIXON, to ALBERT M. JOHNSON, TRUSTEE, as evidenced by a Deed of Trust of record in Book 3681, page 133, said Register's Office, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, JANICE P. STAGGS, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2704 HODY DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 16TH day of SEPTEMBER, 1993.

Janice P. Staggs

JANICE P. STAGGS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE P. STAGGS, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16TH day of SEPTEMBER, 1993.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, Register's Office for said County.

Said Lot No. 146 fronts 80 feet on the northerly side of Hody Drive and runs back between lines 172.7 feet on the westerly side and 150.5 feet on the easterly side to a dead line in the rear on which it measures 83.2 feet.

Being the same property conveyed to Armond D. Staggs et ux, Janice P. Staggs, by Warranty Deed from Glenn T. Stewart et ux, Ethleen Stewart, and Nancy S. Haynes, of record in Book 4634, page 840, Register's Office for Davidson County, Tennessee, the said Armond D. Staggs having since died on 2-8-77, the property vests solely in his surviving widow, Janice P. Staggs, the Grantor herein.

7486 09/21 0101 03CHECK 216.50

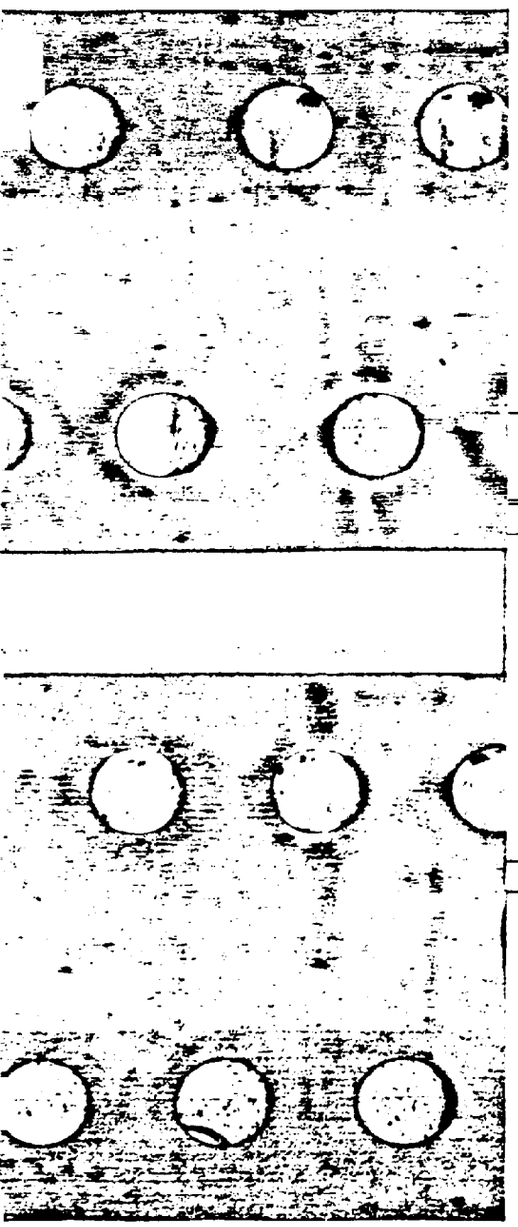
EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on the Plan of Fortland Park, Section 2, Addition 1, of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee, including all setback lines, easements, etc., as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 3027, page 94, as amended in Book 3431, page 127, said Register's Office.

4. Deed of Trust executed by Ben D. Dixon et ux, Ethel M. Dixton, to Albert M. Johnson, Trustee, of record in Book 3681, page 133, said Register's Office, to secure to Dobson & Johnson, Inc., the payment of one note dated October 31, 1963, in the original principal amount of $15,600.00, due and payable as set forth therein.



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

RECEIVED OF _____

FOR _____

BOOK 9086 PAGE 174

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	216.50
			CHECK	216.50
09/21/93	01		08:38 0001	7486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64881
IDENTIFICATION REFERENCE

93 SEP 21 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699890