27A

BOOK 9265 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,871.54

Willie J Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 94

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie J. Thompson (NAME)	TRANSFINANCIAL (NAME)	72-4
1434 Janie Avenue (ADDRESS)	P.O. Box 1718 (ADDRESS)	264
Nashville, TN 37216 (CITY) (STATE) (ZIP)	TULLAHOMA TN 37388 (CITY) (STATE) (ZIP)	15DZ 30460

FOR AND 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, WE, William P. Higgins and wife, Laura L. Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie J. Thompson and wife, Benita J. Thompson

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 12, Block E, Country Club Estates, of record in Plat Book 843, page 95, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to William P. Higgins and wife, Laura L. Higgins by deed from Herbert H. Hooper and wife, Katherine Bryant Hooper of record in Book 7667, page 999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Deed of Trust of record in Book 7668, page 1, said Register's Office, to secure an indebtedness to First Federal Savings Bank of Tennessee in the original principal amount of $68,404.00. ASSUMED BY THE INSURED.

23165
IDENTIFICATION REFERENCE

94 MAR -3 AM 8:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1434 Janie Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 28th day of February 19 94

William P. Higgins

Laura L. Higgins

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, the within named William P. Higgins and wife, Laura L. Higgins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February 19 94

Commission expires July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

584.4 93/03 0101 03CHECK

301.23

274

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WARRANTY DEED

FROM

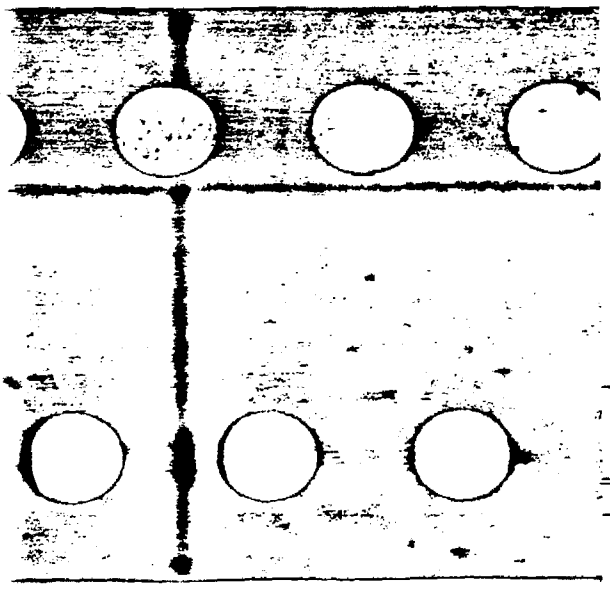
William P. Higgins and wife, Laura L. Higgins

TO

Willie J. Thompson and wife, Benita J. Thompson

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

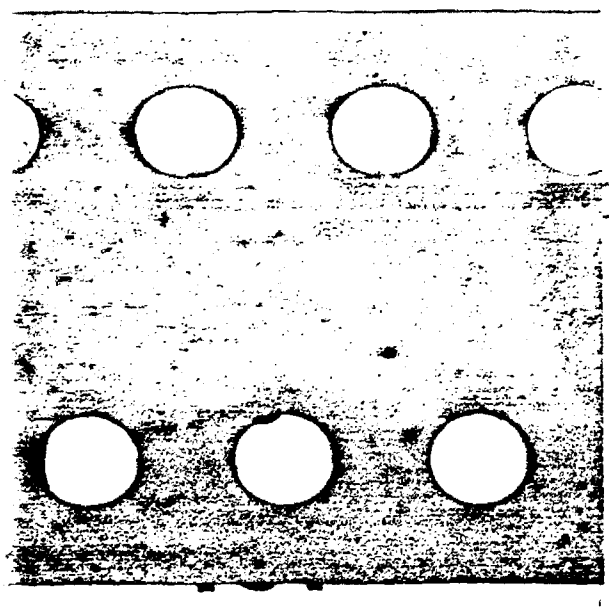
FOR _____

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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 77871.54
				CON TX 288.23
				PRFEE 1.00
				MDEED 12.00
				TOTAL 301.23
				CHECK 301.23
03/03/94	01	08:27 0001	6814	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23165

IDENTIFICATION REFERENCE

94 MAR -3 AM 8:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762241