File in Box 52
L-7068

BOOK 9416 PAGE 925

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00
Sarah C. Coman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 19 94
Brenda B. Lehman
Notary Public
MY COMMISSION EXPIRES: 3/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah C. Coman (NAME)	Southeastern Mortgage of (NAME)	83-2-234
1513 McKennie Avenue (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

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, E. W. Litchford and wife, Helen C. Litchford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah C. Coman, an unmarried woman

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:

Being Lot No. 17 on the plat of James J. Pryor Heirs' Subdivision of Lots Nos. 19 and 20 in Brownsville, as of record in Book 843, page 41, Register's Office for said County.

Said Lot No. 17 fronts 61 feet on the northerly side of McKennie Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to E. W. Litchford and wife, Helen C. Litchford by deed from Norma Louise Griffin, of record in Book 2095, page 539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

94 JUL 25 PM 2:15
REGISTER
DAVIDSON COUNTY, TN.

74547
FOR CERTIFICATE OF REFERENCE

unimproved ( )
This is improved (X) property, known as 1513 McKennie Avenue, Nashville, Tennessee 37206
(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 18th day of July 19 94

E. W. Litchford

Helen C. Litchford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. W. Litchford and wife, Helen C. Litchford

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 18th day of July 19 94

Commission expires 3/7/95

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

2655 07/25 1101 03CHECK 182.90





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

RECEIVED OF _____

FOR _____

BOOK 9416 PAGE 927

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 47000.00
				CON TX 173.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 182.90
				CHECK 182.90
			07/25/94	01 14:15 0001 0665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74547
IDENTIFICATION REFERENCE

94 JUL 25 PM 2:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 817231