86765

BOOK 9452 PAGE 271 IDENTIF. & REFERENCE

Prepared by:

Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

PICK-UP

94 AUG 31 PM 3:51

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:
Fannie Dirkson Lester
and Cynthia B. Dirkson
1006 Carla Court
Nashville, TN 37217

SEND TAX BILLS TO:
Metmor Financial, Inc.
P.O. Box 10917
Overland Park, KS 66210

MAP: 136-14
Parcel 198
2DX 01461

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN THOUSAND FIFTY DOLLARS AND THIRTY SIX CENTS ($7,050.36) cash in hand paid by the within named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to METMOR FINANCIAL, INC., in the approximate amount of $65,849.64, which Deed of Trust is evidenced of record in Book 7116, Page 203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

THEODORA R. GOGGINS, unmarried, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **FANNIE DIRKSON LESTER** and **CYNTHIA B. DIRKSON**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 156A of the Zone Lot Division of Lots 155 thru 164 Harbor Gate Section II, as of record in Plat Book 6900, Page 17, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Theodora R. Goggins by deed from Mark P. Carnaghi, of record in Book 7665, Page 86, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $65,849.64, evidenced by Deed of Trust of record in Book 7116, Page 203, Register's Office for Davidson County, Tennessee, payable to Metmor Financial, Inc.

This is improved property known as 1006 Carla Court, Nashville, Tennessee 37217.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her 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.

WITNESS my hand this 31st day of August, 1994.

Theodora R. Goggins

THEODORA R. GOGGINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THEODORA R. GOGGINS**, the 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 and official seal at Nashville, Davidson County, Tennessee, this 31st day of August, 1994.

Monica D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTY TWO THOUSAND NINE HUNDRED ($72,900.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Cynthia B. Dickson
AFFIANT

SWORN to and **SUBSCRIBED** before me this 31st day of August, 1994.

Monica D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

3973 08/31 0101 03CHECK 278.73



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

RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 273

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	72900.00
CON TX	269.73
PRFEE	1.00
WDEED	8.00
TOTAL	278.73
CHECK	278.73

08/31/94 01 15:50 0001 3973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86765
IDENTIF. & REFERENCE

94 AUG 31 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830355