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53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: August 4, 1996 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. STEVEN ST. JOHN (NAME)	TENNESSEE TEACHERS CREDIT (NAME)	MAP 114-08
816 CEDAR CREST DRIVE (ADDRESS)	1400 8TH AVENUE SOUTH (ADDRESS)	GROUP A
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 77.00CO

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, JAMES LEE, by and through ED GROVES, Attorney in Fact, and ED GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. STEVEN ST. JOHN AND WIFE, MONICA S. ST. JOHN

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. 77 on the Plan of Cedar Crest Subdivision, Phase 1, of record in Plat Book 8900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JAMES LEE AND ED GROVES, by Deed of record in Book 9228, page 203, Register's Office for Davidson County, Tennessee.

ED GROVES executes this instrument as Attorney in Fact for JAMES LEE pursuant to Special Power of Attorney recorded simultaneously herewith.

This is not the principal residence of the Grantors.

94 [illegible] AM 8:37
[illegible] REGISTER
DAVIDSON COUNTY, TN.

86821
IDENTIF. & REFERENCE.

unimproved ( )
This is improved (X) property, known as 816 CEDAR CREST DRIVE, NASHVILLE, TN 37209
(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 29th day of August 19 94

James Lee
JAMES LEE

Ed Groves
ED GROVES

BY: Ed Groves
ED GROVES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ED GROVES

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE NASHVILLE, Tennessee, this 29th day of August, 19 94.

Commission expires August 4, 1996

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 DAVIDSON :

Personally appeared before me, ED GROVES, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, 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 for JAMES LEE and is authorized by JAMES LEE to execute this instrument on his behalf.

Witness my hand and official seal this 29th day of August, 1994.

NOTARY PUBLIC
LARRY D. CRAIG

My commission expires: August 4, 1996

LARRY D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE

4036 09/01 0101 03CHECK

637.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

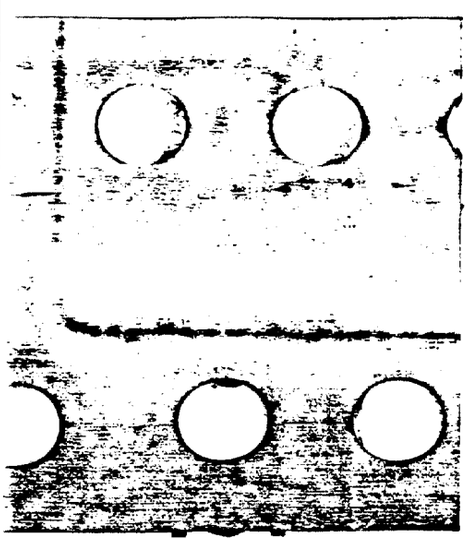
RECEIVED OF _____

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
169900.00
CON TX 628.63
PRFEE 1.00
WDEED 8.00
TOTAL ~~637.63~~
CHECK ~~637.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 08:37 0001 4036

86821
IDENTIF. & REFERENCE

94 AM 8:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 830413