88630

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

94 SEP -7 AM 10: 17

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9458 PAGE 379

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***45,000.00.

3985 09/07 0101 03CHECK 175.50

Linda F. Meneese
Affiant

Subscribed and sworn to before me this 6th day of September, 1994.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER
LINDA F. MENEESE
519 S. 13th Street
Nashville, TN 37206

SEND TAX BILLS TO
SAME

MAP & PARCEL NOS.
MAP 94-01
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND 00/100 ($***45,000.00) DOLLARS,

(a) of which FIVE THOUSAND AND 00/100 ($***5,000.00) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of FORTY THOUSAND AND 00/100 ($***40,000.00) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of NINE percent (***9.000%) payable in monthly installments of $***359.40 with the balance of any unpaid principal and accrued interest due and payable on October 1, 2014.

I, BETTY W. PAGE, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LINDA F. MENEESE, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 93 in Payne, Blakemore and Cummings Addition to East Nashville, a plan of which is of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 fronts 50.0 feet on the east side of South 13th Street and runs back eastwardly between parallel lines 161.0 feet to an alley.

BEING the same property conveyed to Tom Page and wife, Betty W. Page by Deed in Lieu of Foreclosure from Linda F. Meneese and husband Ray Delano Meneese, of record in Book 8782, page 433, Register's Office for Davidson County, Tennessee; the said Tom Page having since died.

This is improved property known as 519 S. 13th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Payne, Blakemore and Cummings, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of September, 1994.

Betty W. Page
BETTY W. PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY W. PAGE, the bargainor, to me known (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 seal this 6th day of September, 1994.

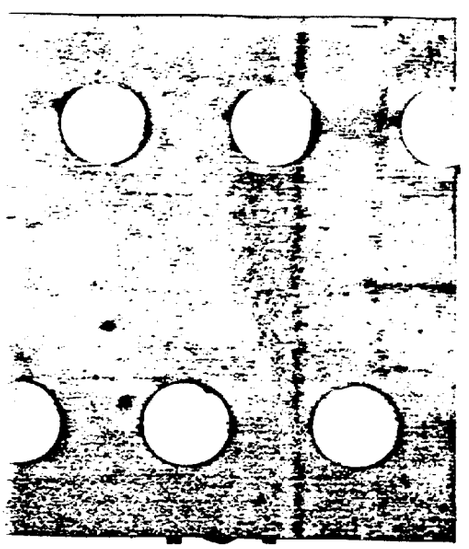
Mitchell A. Watts
Notary Public

My Commission Expires:

11. 22. 97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 381

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

09/07/94 01 10:16 0001 5985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88630
IDENTIF. ↑ REFERENCE

94 SEP -7 AM 10:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 832347