88330

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

mail

'94 SEP -8 AM 8:39

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9458 PAGE 994

OUR FILE NUMBER: R-3904

MAP/GROUP/PARCEL
053-05-0/041.00

NEW OWNER'S NAME AND ADDRESS:
William C. and Loretta L. Luckado
1260 Cheyenne Blvd.
Madison, TN 37115

SEND TAX BILLS TO:
Southeastern Mortgage of Tennessee
565 Marriott Drive, Suite 250
Nashville, TN 37214-5014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Erma Messina and Joy Porciuncula, hereinafter called Grantors, do hereby transfer and convey unto William C. Luckado and wife, Loretta L. Luckado, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 131 on the plan of Sequoia Valley, Section 3, of record in Book 4460, page 83, Register's Office for said County.
>
> Said Lot No. 131 fronts 117.8 feet on the westerly margin of Cheyenne Boulevard and extends back between parallel lines 124.8 feet to a dead line.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 8104, Page 514, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Erma Messina

Erma Messina

Joy Porciuncula

Joy Porciuncula

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Erma Messina and Joy Porciuncula, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of August, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires June 30, 1998

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of August, 1994.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 30, 1998

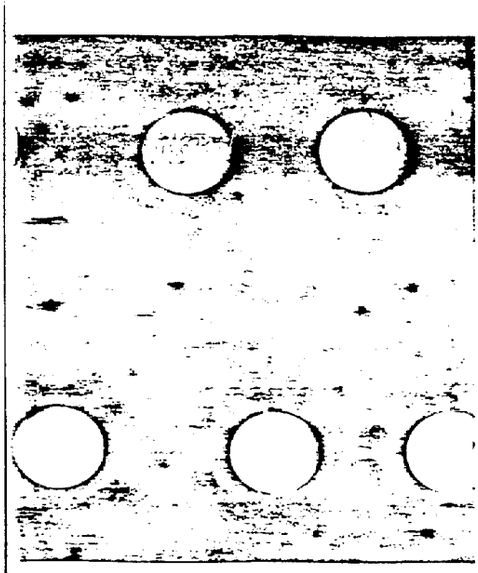
Sworn to and subscribed before me, this the 26th day of August, 1994.

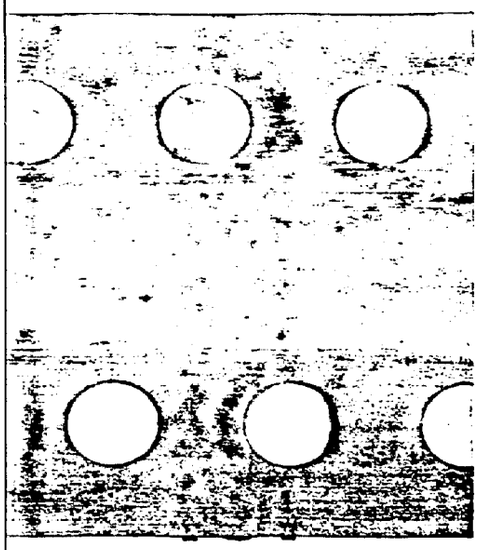
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-13-96

JANET L. ADAMS NOTARY AT LARGE APRIL 13 1996 SUMNER COUNTY STATE OF TENNESSEE

6131 09/08 0101 03CHECK 360.50





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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

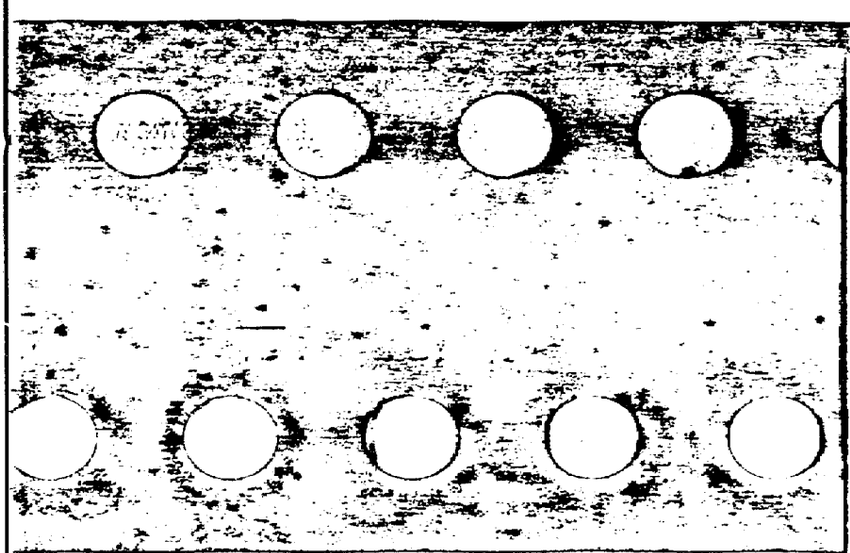
09/08/94 01 08:38 0001 6191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88830
IDENTIF. # REFERENCE

94 SEP -8 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.

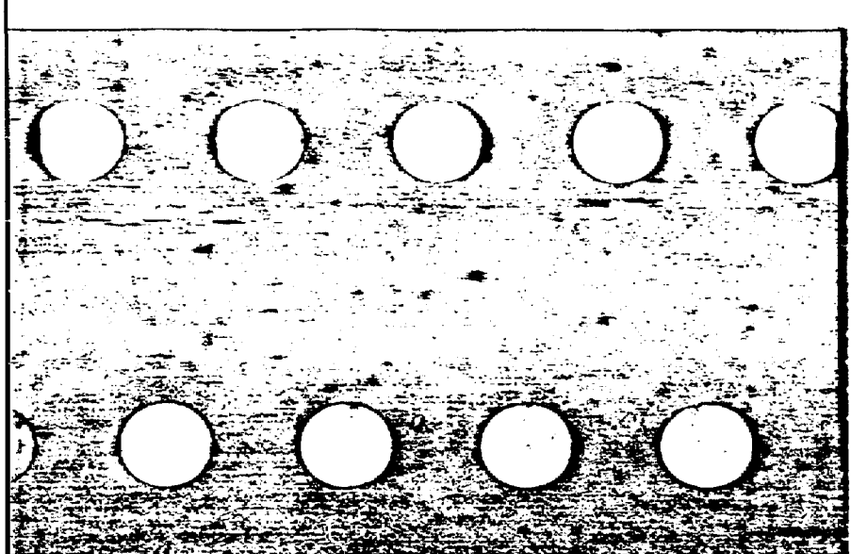
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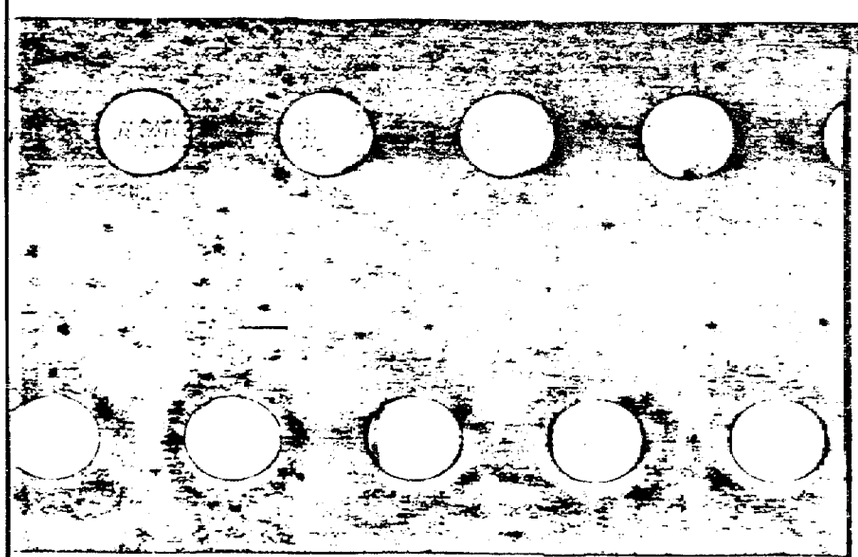
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BOOK 9458 PAGE 998



BOOK 9458 PAGE 999

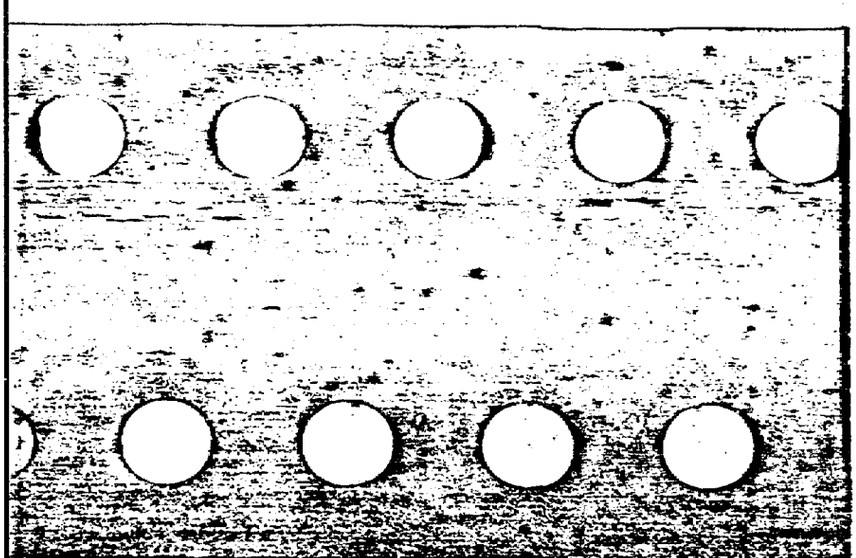
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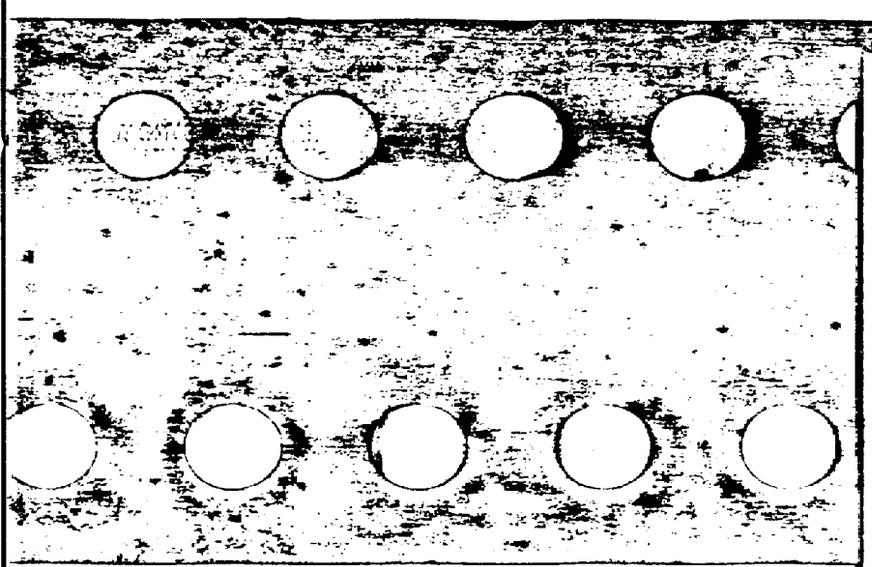
BOOK 9458 PAGE 997

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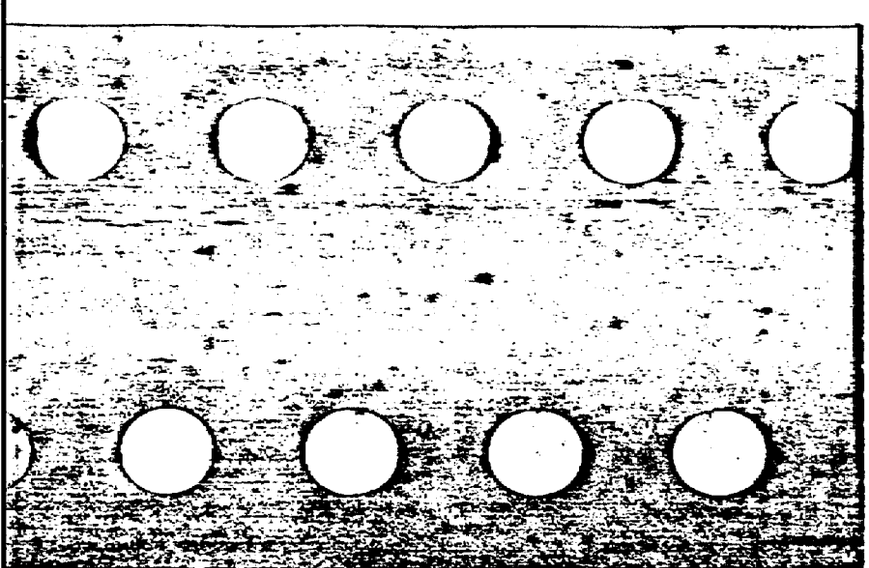
9-8-94



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9-8-94