508

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9470 PAGE 358

ADDRESS NEW OWNER:
Cynthia D. Malone
1601 Jewell Street
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 72-9
GROUP
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Birdie Jones Fussell, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Cynthia D. Malone, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 17, 1957, as follows:
>
> Said Lot No. 121 fronts 60 feet on the easterly side of Jewell Street and runs back between lines, 146.8 feet on the northerly line and 146.4 feet on the southerly line, to a dead line, measuring 60 feet thereon.
>
> Being the same property conveyed to Lester A. Fussell and wife, Birdie Jones Fussell, by deed from Kenneth E. Bearden and wife, Annie Lou C. Breaden, as of record in Book 2694, page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 Jewell Street, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 1130, page 97, in said Register's Office.
3. Sanitary sewer and/or storm drainage easement of record in Book 3990, page 870, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cynthia D. Malone,an unmarried person, her heirs and assigns, forever; and I, Birdie Jones Fussell,an unmarried person, do

covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of September, 1994.

Birdie Jones Fussell

Birdie Jones Fussell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Birdie Jones Fussell,an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1994.

92550

IDENTIF. ↑ REFERENCE

SEP 20 PM 2:4

REGIS DAVIDSON COUNTY, TN.

R. L. MOO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 29 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,000.00.

Cynthia D. Malone

AFFIANT

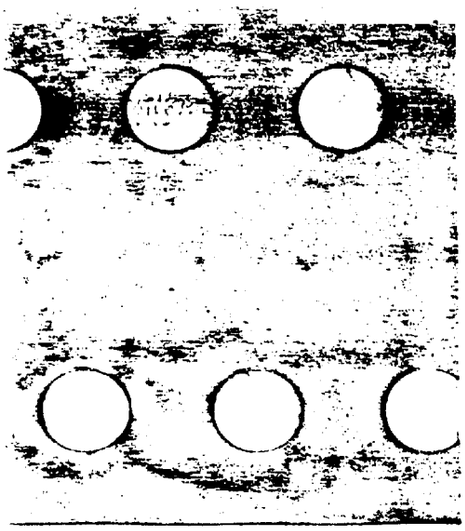
Subscribed and sworn to before me this 16th day of September, 1994.

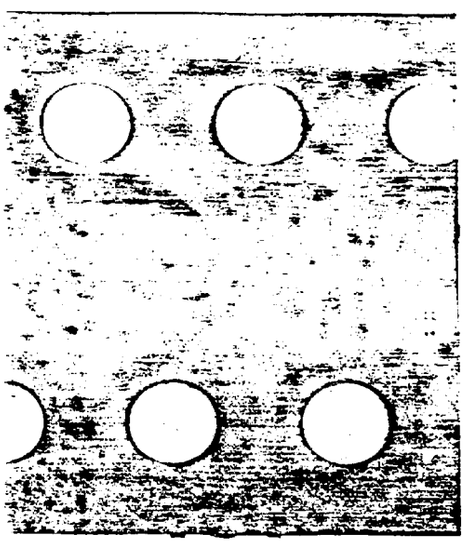
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 29 1996

0238 09/20 01:01 03CHECK 171.80





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

RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 360

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
09/20/94	01			14:39 0001 0238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92550
IDENTIF. # REFERENCE

94 SEP 20 PM 2:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836544