Mail

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Book 9483 Pg 374

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 44,900.00

Margaret J. Jones
Affiant

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

Subscribed and sworn to before me, this 30th day of September 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11, 22, 97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MARGARET J. JONES<br>1506 Sevier Court<br>Nashville, Tennessee 37206 | COMMUNITY MORTGAGE CORPORATION<br>142 Timber Creek Drive<br>Cordova, Tennessee 38018 | MAP 94-1<br>PARCEL 400 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 44,900.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ETHEL B. LUNSFORD, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARGARET J. JONES, 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. 99 on the Map of Shelby Village No. Two as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 44.8 feet on the northwesterly side of Sevier Court and runs back between lines, 183.8 feet on the southwesterly line and 134.0 feet on the easterly line to an alley, measuring 104.0 feet thereon.

BEING the same property conveyed to Everett E. Lunsford, Jr. and wife, Ethel B. Lunsford, by deed from Shelby Village, Inc., of record in Book 2023, page 63, Register's Office for Davidson County, Tennessee.

96662
IDENTIF. & REFERENCE

94 OCT -4 AM 9:23
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4641 10/04 0101 03CHECK 175.13

This is improved property known as 1506 Sevier Court, 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___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Shelby Village No. Two of record in Book 1835 , page 48 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___, her___ heirs and representatives to warrant and forever defend the title 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 30th day of September, 19 94.

Ethel B. Lunsford

ETHEL B. LUNSFORD
By Carolyn L. McClellan
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 ETHEL B. LUNSFORD, UNMARRIED, 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 this 30th day of September, 1994.

My Commission Expires: November 22, 1997

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

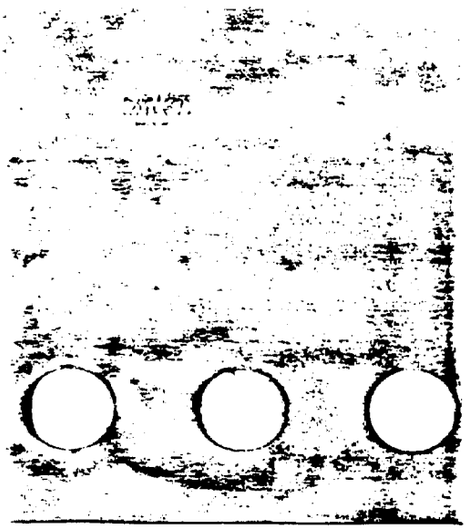
On this 30th day of September, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAROLYN L. McCLELLAN, to me known to be the person who executed the foregoing instrument on behalf of ETHEL B. LUNSFORD, and acknowledged that she executed the same as the free act and deed of the said ETHEL B. LUNSFORD.

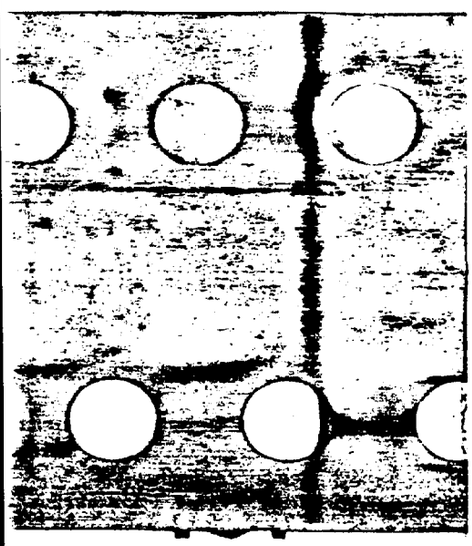
Witness my hand and official this 30th day of September, 1994.

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 9483 PG 376

| | | |
|---|---|---|
| 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 44900.00
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

10/04/94 01 09:22 0001 4641

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96662
IDENTIF. & REFERENCE

94 OCT -4 AM 9:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 840882