BOOK 9519 PG 952

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Sturgeon (NAME)	Robert S. Sturgeon (NAME)	MAP 117-16,
3704 Rosemont Avenue (ADDRESS)	3704 Rosemont Avenue (ADDRESS)	PARCEL 100
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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, Jon H. Hassey and wife, Donna A. Hassey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Sturgeon and wife, Geraldine E. Sturgeon

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. 8, Block "Q" on the Plan of Maplehurst Subdivision, of record in Book 843, Pages 22 and 23, Register's Office for said County.

SAID Lot No. 8, Block "Q" fronts 60 feet on the easterly margin of Rosemont Avenue and extends back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Jon H. Hassey and wife, Donna M. Hassey by deed from Estill E. Thompson and wife, Lounettie J. Thompson and filed for record in Book 7467, Page 32, in the Register's Office for Davidson County, Tennessee.

THE above legal description is the same as used in the prior Deed.

THE property is conveyed subject to the Plan of record in Book 843, Pages 22 and 23; and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 3704 Rosemont Avenue, Nashville, TN 37215
(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 14th day of November 19 94

Jon H. Hassey by Dudley M. Hassey as his Attorney In Fact

Donna A. Hassey by Dudley M. Hassey as her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9519 PG 953

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon H. Hassey and wife, Donna A. Hassey By Dudley M. Hassey as their Attorney In Fact

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of November 19 94.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dudley M. Hassey and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney In Fact of Jon H. Hassey and wife, Donna A. Hassey respectively of the bargainors the within named bargainor, and corporation, and that he as such Attorney In Fact of Jon H. Hassey and wife, Donna A. Hassey being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dudley M. Hassey as such Attorney In Fact, and attesting the same by the said Dudley M.Hassey as such Attorney In Fact.

Witness my hand and official seal at office at 14th XXXXXXXXXXXXXXXXXXXX day of November 19 94.

My commission expires 11/22/97

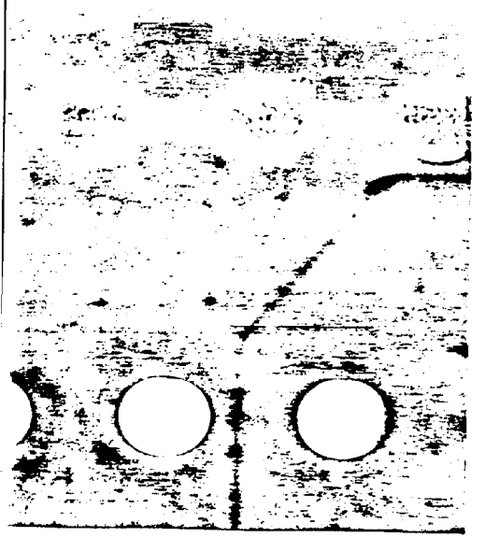
Notary Public

94 NOV 14 PM 3:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

08760

3806 11/14 0101 03CHECK
527.00



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

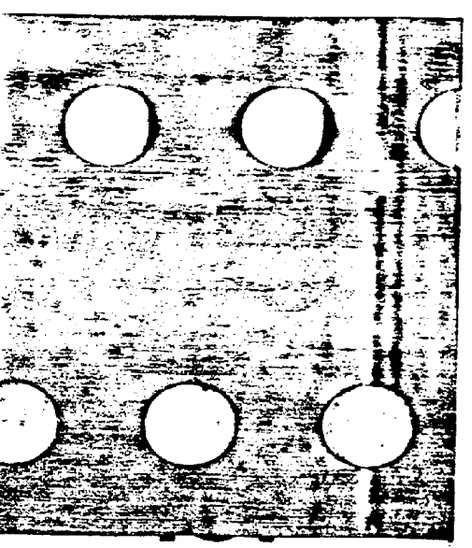
RECEIVED OF _____

FOR _____

BOOK 9519 PG 954

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/94 01 15:18 0001 3806

08760
IDENTIF. & REFERENCE

94 NOV 14 PM 3:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 853886