FILE BOX 30

BOOK 9546 PG 674

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value whichever is greater, for this transfer is $ 70,075.74
Subscribed and sworn to before me this the 08 day of December 1994

Affiant

Notary Public

My commission expires

(Affix Seal)

My Commission Expires March 22, 1997

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18540
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James Soraruf	CHASE MANHATTAN MORTGAGE CORPORATION
2027 Franlin Limestone Court	1500 19th Street
STREET ADDRESS Nashville, TN 37217	STREET ADDRESS Monroe, LA 71201
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 135-9 31	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Edith A. Tygart, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James Soraruf and wife, Marjean Rose-Soraruf

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 31 on the Plan of Plan of Una Manor Section Two, of record in Plat Book 2900 at page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Edith A. Tygart, Unmarried by Deed of record in Book 7478 page 899, Register's office for said County.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of CHASE MANHATTAN MORTGAGE CORPORATION in the original amount of $60,671.00 of record in Book 9053, page 955, which the Grantee(s) hereby agree to assume and pay.

THIS IS IMPROVED PROPERTY KNOWN AS 2027 Franklin Limestone Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 08 day of December, 1994

Edith A Tygart
Edith A. Tygart

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

BOOK 9546 PG 675

State of ~~Tennessee~~ Mississippi
County of Clay

On this 08 day of December, 1994, before me personally appeared Edith A. Tygart to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: [illegible]

Nina Mae Buster
Notary Public

State of Tennessee
County of

On this 08 day of December, 1994, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

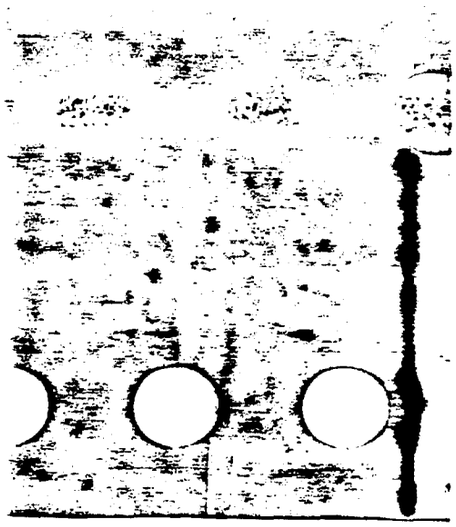
17571

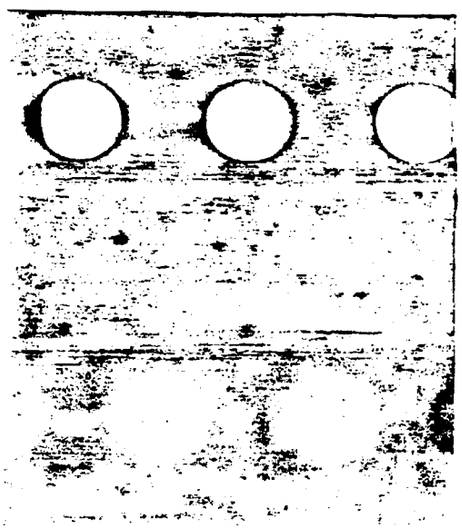
IDENTIF. & REFERENCE

94 DEC 15 PM 2:31

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3480 12/15 0101 03CHECK 268.28





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9546 PG 676

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	70075.74
CON TX	259.28
PRFEE	1.00
WDEED	8.00
TOTAL	268.28
CHECK	268.28

12/15/94 01 14172 0001 3480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17571

IDENTIF. # REFERENCE

94 DEC 15 PM 2:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 863436