BOOK 9554 PG 98

WARRANTY DEED BOX #19B

#94-12-26

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,400.00

Tawana Williams
Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
TAWANA WILLIAMS	THIRD NATIONAL BANK IN NASHVILLE	MAP 162-01-0-C
(NAME)	(NAME)	
455 Hickory Glade Drive	P. O. Box 305110	PARCEL 111CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37230-5110	FB #05DU-77506
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MICHAEL J. TESSMAN AND WIFE, JOY L. TESSMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAWANA WILLIAMS, UNMARRIED

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 Unit No. 111 on the Plan of Hickory Glade, Phase 2, a Planned Unit Development, as of record in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael J. Tessman and wife, Joy L. Tessman, by Deed from W. L. Bainbridge, Inc., of record in Book 7606, Page 142, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Hickory Glade, of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, and as amended in Book 6824, Page 952, and re-recorded in Book 6898, Page 919, and further amended in Book 6898, Page 920, in Book 6957, Page 473, and in Book 7959, Page 869, all of record in the Register's Office for Davidson County, Tennessee; By-Laws of record in Book 6878, Page 390, said Register's Office; Charter of Hickory Glade Homeowners' Association, Inc., of record in Book 6845, Page 780, said Register's Office; Conveyance of Common Area of record in Book 7260, Page 72, said Register's Office; Deed of conveyance to the Metropolitan Government of Nashville & Davidson County, Department of Water & Sewerage Services, of record in Book 7797, Page 473, and in Book 7797, Page 490, said Register's Office; all matters shown on the Boundary Plat of Hickory Glade, of record in Book 6250, Page 888, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 455 Hickory Glade Drive, Antioch, TN 37013
(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 19th day of December 19 94

MICHAEL J. TESSMAN
By: Michael J. Tessman by Lucy Rudolph
LUCY RUDOLPH, ATTORNEY-IN-FACT
JOY L. TESSMAN
By: Joy L. Tessman by Lucy Rudolph
LUCY RUDOLPH, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

BOOK 9554 PG 99

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

39?? 12/22 0101 03CHECK 238.18

On this 16th day of December, 1994, before me personally appeared LUCY RUDOLPH, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MICHAEL J. TESSMAN AND WIFE, JOY L. TESSMAN, and acknowledged that she executed the same as the free act and deed of the said MICHAEL J. TESSMAN AND WIFE, JOY L. TESSMAN.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/16/95

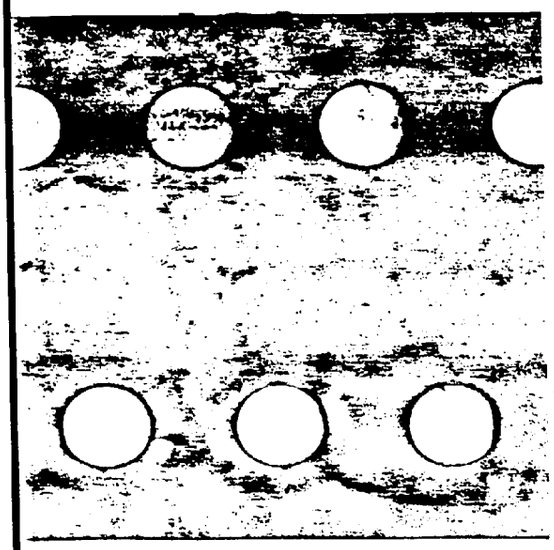
LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Michael J. Tessman and wife, Joy L. Tessman, pursuant to a Power of Attorney executed by same on the 7th day of November, 1994, and being filed for record simultaneously herewith.

IDENTIFICATION REFERENCE

19861

DEC 22 01 2:51



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

RECEIVED OF _____

FOR _____

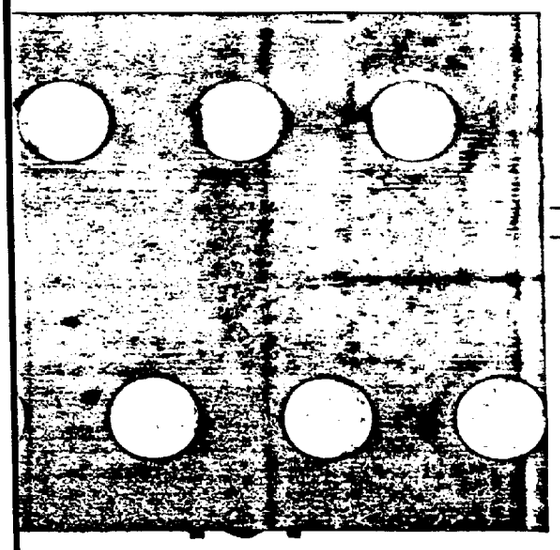
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61400.00
CON TX 227.18
PRFEE 1.00
WDEED 8.00
TOTAL 236.18
CHECK 236.18

12/22/94 01 14:50 0001 5971



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19861
IDENTIF. # REFERENCE

94 DEC 22 PM 2:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865888