SOB

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

BOOK 9562 PG 604

ADDRESS NEW OWNER:
S. Jayne Grubbs
202 Billmore Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 103-02
GROUP
PARCEL 16

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, we, Cynthia A. Tschaepe (a.k.a. Tschaupe), Jack H. Allinder, and Pamela M. Altom, Devisees under the Last Will and Testament of Addie Smith McCord, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto S. Jayne Grubbs, 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 Part of Lot No. 7 on the map of the subdivision of the John M. Branham Farm, as of record in Book 547, page 14, Register's Office for said County, being Lot No. 1 on a survey of said lot described according to a survey made by Z.J. Wilkinson, Surveyor, August 26, 1948, as follows:
> Beginning at an iron pin at the southeast corner of Bellmore and Burgess Avenues; thence with the southerly margin of Burgesss Avenue, north 68 degrees, 40 minutes east 202.5 feet to an iron pin at the corner of lots Nos. 1 and 3; thence with the line between said two lots southwardly 67.5 feet to an iron pin at the common corner of lots Nos. 1, 2, 3 and 4; thence with the line between lots Nos. 1 and 2, south 66 degrees, 55 minutes west 202.7 feet to an iron pine in the easterly margin of Bellmore Avenue; thence with said Avenue north 5 and one quarter degrees west 69 feet to the beginning.
> Being part of the same property conveyed to A. H. McCord and wife, Addie S. McCord, by deed from Allien McCord Warren and husband, Calvin C. Warren, of record in Book 1815, page 315, and in Book 1642, page 294, Register's Office for said County, the said A. H. McCord having since died leaving Addie S. McCord as the surviving tenant by the entirety. The said Addie S. McCord having since died. Her Will, probated under Docket No. 94-5700, Probate Court for Davidson County, Tennessee, and of record in Will Book 179, page 377, devised said property to Cynthia A. Tschaupe (a.k.a. Tschaepe), Jack H. Allinder and Pamela M. Altom, subject to a life estate in favor of Aileen M. Layne, the said Aileen M. Layne having since died.

This is improved property known as 202 Billmore Avenue, Nashville, TN 37209.

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. Davidson County taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. Jayne Grubbs, her heirs and assigns, forever; and we, Cynthia A. Tschaepe (a.k.a. Tschaupe), Jack H. Allinder, and Pamela M. Altom, Devisees under the Last Will and Testament of Addie Smith McCord, do covenant with the said Grantee 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 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 our hands this the 30th day of December, 1994.

22465
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 3:14
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Cynthia A. Tschaepe (a.k.a.Tschaupe)

Jack H. Allinder

Pamela M. Altom

Pamela M. Altom
By: Mary Patricia Swift
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia A. Tschaepe (a.k.a. Tschaupe), Jack H. Allinder, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of December, 1994.

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

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 Mary Patricia Swift, 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 on behalf of Pamela M. Altom as her Attorney-In-Fact, as the free act and deed of the within named Pamela M. Altom. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1994.

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

S. Jayne Grubbs
AFFIANT

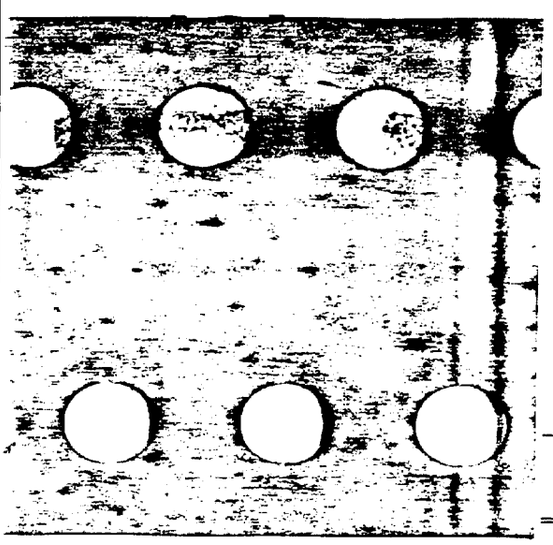
Subscribed and sworn to before me this 30th day of December, 1994.

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

3806 01/03 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

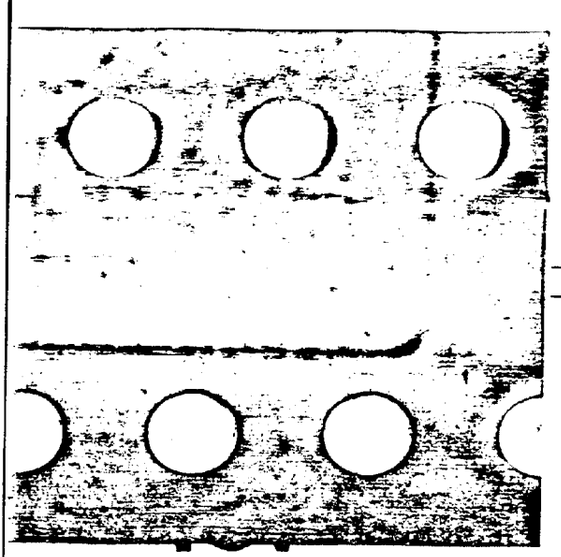
BOOK 9562 PG 606

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 65000.00
CON TX 240.50
PRFEE 1.00
MDEED 8.00
TOTAL 249.50
CHECK 249.50

01/03/95 01 15:13 0001 8806



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22465
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 3:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 868683