BOOK 9611 PG 860

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER ~~IS GREATER~~, FOR THIS TRANSFER IS $ Real Estate Transfer Tax Exempt

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF February, 1995

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabita Sugrim (NAME)	Fleet Real Estate Funding Corp. (NAME)	MAP 92-2
2710 Alameda Street (ADDRESS)	324 West Evans St., PO Box 100537 (ADDRESS)	PARCEL 136
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Florence, SC 29501-0537 (CITY) (STATE) (ZIP)	

Mail

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, John W. Joyner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO ~~QUITCLAIM~~ TRANSFER AND CONVEY UNTO Sabita Sugrim, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 in Dr. O.H. Menees Subdivision of Lots 32, 33 and 34 in M. McNairy's Plan of said subdivision being of record in Book 57, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Heffernan Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to John W. Joiner and Sabita Sugrim, both unmarried by Deed from Darrell K. Ransom and Anita D. Ransom, both unmarried of record in Book 9391, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Darrell K. Ransom and Anita D. Ransom, both unmarried to Warren Whiteman, Trustee(s) for The Lomas & Nettleton Company (now being serviced by Fleet Real Estate Funding Corp.), dated December 22, 1987, with an approximate unpaid balance of $34,703.56, of record in Book 7435, page 267, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

[illegible] OR PRINTING IN [illegible] DOCUMENT [illegible] SATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 2702 Meharry Boulevard, Nashville, TN 37208
(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 my hand this 22nd day of February 19 95

John W. Joyner
John W. Joyner

BOOK 9611 PG 861

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 John W. Joyner, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1995.

Commission expires 5-25-96

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

39546

IDENTIF. & REFERENCE

95 MAR -6 PM 12:11

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7629 03/06 0101 01CASH 8.00

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040