47616

IDENTIFICATION REFERENCE

GENERAL WARRANTY DEED

FROM: John Andrew Lawlor and wife, Ruth E. Lawlor

TO: James S. West and Tressa A. Price

BOOK 9634 PG 74

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
49 Music Square West; Suite 600
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. West and Tressa A. Price	SAME	162-10 102
(NAME)	(NAME)	
604 Sue Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $84,500.

Subscribed and sworn to before me, this the 31st day of March, 1995.

James S. West
Affiant

My Commission Expires: 6-22-97 (Affix Seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by James S. West*and Tressa A. Price*(the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, John Andrew Lawlor and wife, Ruth E. Lawlor (the "Grantors" herein), have bargained and sold, and by these presents does hereby transfer and convey unto the said Grantees, James S. West nd Tressa A. Price, as tenants in common (each having an undivided 1/2 interest) with the right of survivorship, their heirs, administrators and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit: *BOTH UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of the Brookview Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Andrew Lawlor and wife, Ruth E. Lawlor, by deed from Janice Lynn Atwood, unmarried, of record in Book 7522, page 896,Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to 1995 taxes, which have been prorated as of the date hereof and assumed by Grantees; further, title is conveyed subject to Restrictive Covenants contained in instrument of record in Book 4689, page 561, said Register's Office; and subject to all matters shown on the Plan of record in Book 4460, page 163, said Register's Office.

This is improved property known as 604 Sue Drive, Antioch,(Nashville), Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs, administrators and assigns forever. Grantors covenant that it they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth herein.

Grantors further covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs, administrators and assigns, against the lawful claims of all persons.

The Grantees have taken title as tenants in common (each heving an undivided 1/2 interest), with right of survivorship. Whenever 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 hands this 31st day of March, 1995.

John Andrew Lawlor

Ruth E. Lawlor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Andrew Lawlor and wife, Ruth E. Lawlor, with I am I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the bargainors herein, and that they as such bargainors executed the foregoing instrument for the purposes therein contained.

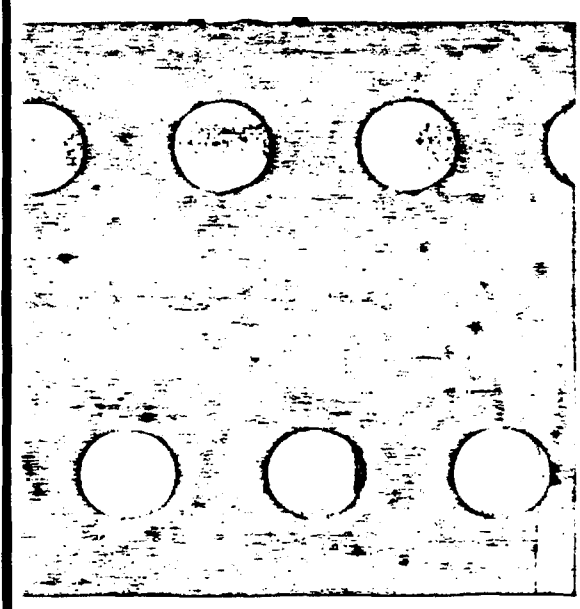
Witness my hand and seal, at office in Nashville, Tennessee, the day and year first above written.

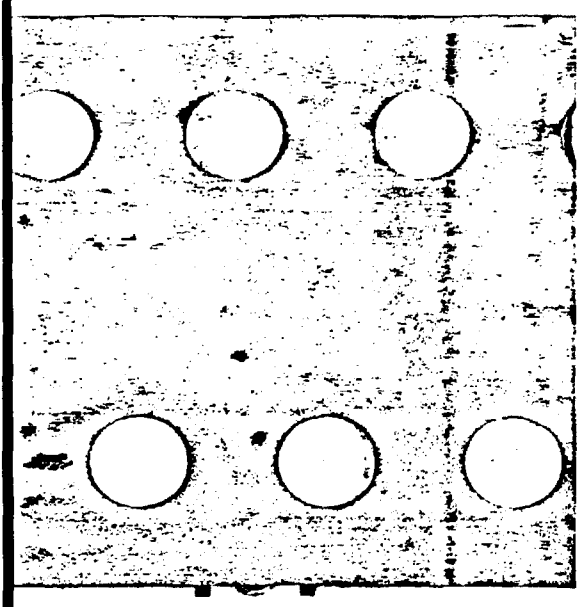
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-22-97

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MICHELE M COOPER

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 76

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	84500.00
CON TX	312.65
PRFEE	1.00
MMEED	8.00
TOTAL	321.65
CHECK	321.65

04/03/95 01 10:13 0001 6573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47616
IDENTIF. & REFERENCE

95 APR -3 11:10:14
REGISTER
DAVIDSON COUNTY, TN.

No. 896105