47

BOOK 9707 PG 934

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: 1/2/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Duane Sage (NAME)	First Tennessee Bank N.A. (NAME)	MAP 44-2
1707 Eastside Avenue (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 60
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

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, Ruby M. Christian, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Duane Sage and wife, Tressa Lynn Sage

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 Lot No. 126 on the Plan of the United Electric Railway Company's Subdivision, as of record in Book 161, Page 8, Register's Office for said County.

Said Lot No. 126 fronts 50 feet on the northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Henry D. Christian, and wife, Ruby M. Christian, by deed from Ray J. Agee, and wife, Jewel E. Agee, of record in Book 2909, Page 337, Register's Office for Davidson County, Tennessee. The said Henry D. Christian having since died.

00071972
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1707 Eastside Avenue, Nashville, TN 37206
(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 9th day of June, 19 95

Ruby M. Christian

Ruby M. Christian

BOOK 9707 PG 935

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 Ruby M. Christian

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of June, 19 95.

Commission expires 11/28/97

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 _____.

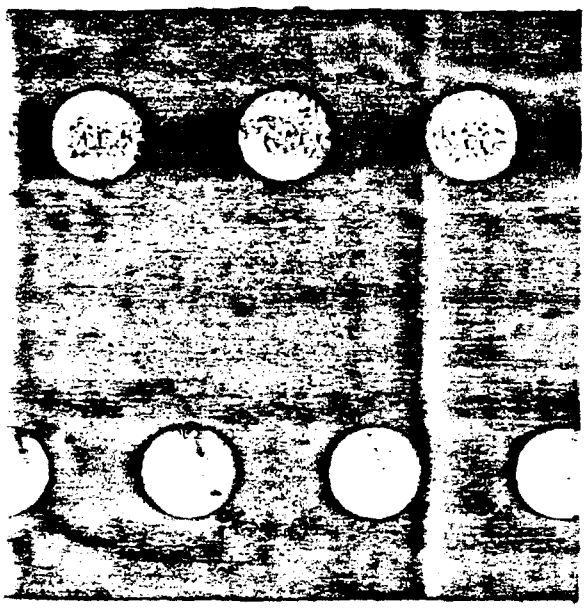
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3366 06/21 0101 03CHECK 160.70

00071972



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

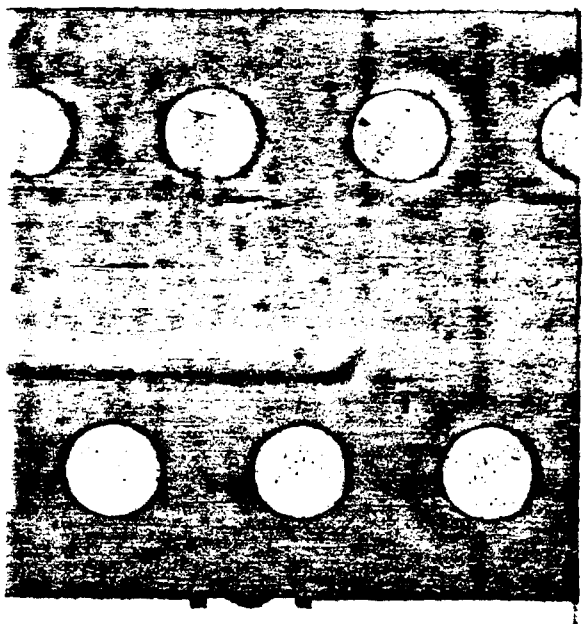
RECEIVED OF _____

FOR _____

BOOK 9707 PG 936

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 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

06/21/95 01 09:30 0001 3366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00071972
IDENTIF. & REFERENCE

95 JUN 21 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922579