BOOK 9759PG351

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: Taley Telford ("GRANTOR")

TO: Judith K. Humphries ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL NO:
407 Rachels Court West Hermitage, TN 37076	Judith K. Humphries P.O. Box 148368 Nashville, TN 37214	075-01-0 245.00

WARRANTY DEED

WHEREAS, default having been made in the payment of the deed of trust note dated October 27, 1994, from Taley Telford in the original principal amount of Forty-Five Thousand Five Hundred and No/100 Dollars ($45,500.00) payable to Judith K. Humphries, which is secured by the deed of trust of record in Book 9521, Page 284, Register's Office for Davidson County, Tennessee;

WHEREAS, upon the acceptance of this warranty deed, the Grantee agrees to accept this conveyance in return for full and complete satisfaction of said deed of trust note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Taley Telford, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Judith K. Humphries, the Grantee, her successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 14B on the Zone Lot Division of Lots 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20, and 21, Rachel Square, Section One, as of record in Book 6250, pages 539, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Resolution Trust Corporation, Receiver for Metropolitan Federal Savings and Loan Association, F.A. by deed from Elizabeth M. Wilson, Successor Trustee of record in Book 662, page 323, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Taley Telford by deed dated October 1, 1994, from Resolution Trust Corporation, of record in Book 9521, page 284, Register's Office of Davidson County, Tennessee.

This is improved property known as 407 Rachels Court West, Hermitage, Tennessee 37076.

Subject to restrictions of record.

Payment of Real Property Taxes have been assumed by Grantee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns forever; and Grantor does covenant with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, and personal representatives to warrant and forever defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Upon acceptance of this instrument, Grantee agrees that this conveyance is for the full and complete satisfaction of the herein described deed of trust note and release of the herein described deed of trust.

WITNESS my hand this 18th day of July, 1995.

GRANTOR:

Taley Telford
Taley Telford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah P. Finley a Notary Public of said State and County, TALEY TELFORD, with whom I am personally acquainted, and who acknowledged that he executed this

instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 1995.

Deborah R. Hanley
NOTARY PUBLIC

My Commission Expires: September 26, 1998

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Judith K. Humphries
AFFIANT

Subscribed and sworn to before me this 18th day of July, 1995.

Deborah R. Hanley
NOTARY PUBLIC

My Commission Expires: September 26, 1995

humpfore.ded

00088275
IDENTIF. & REFERENCE

95 AUG 10 PM 3:29
REGISTER

PICK-UP

1160 08/10 0101 03CHECK 175.50

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

08/10/95 01 15:31 0001 11.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00088275
IDENTIFICATION REFERENCE

95 AUG 10 PM 3:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 940162