0106027

BOOK 9809 PG 115 IDENTIF. ↑ REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

95 SEP 28 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

MELISSA K. STEELE
1409 TURNER STREET
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:

MAP 53-3, PARCEL 417

SEND TAX BILLS TO:

SOUTHEASTERN MORTGAGE OF TENNESSEE
565 MARRIOTT DRIVE, STE. 250
NASHVILLE, TN 37214-5014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $78,500.00.

Melissa K. Steele
AFFIANT
Subscribed and sworn to me, this the 25 day of SEPTEMBER, 1995.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MARY ANN HOLLY RUSS AND CARL EDWARD HOLLY, BOTH MARRIED PERSONS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MELISSA K. STEELE, AN UNMARRIED PERSON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1409 TURNER STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

EARL RUSS, JR., husband of MARY ANN HOLLY RUSS, one of the Grantors herein, and MARY LYNN HOLLY, wife of CARL EDWARD HOLLY, the other Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to said property, marital or otherwise.

WITNESS OUR HANDS this 25 day of SEPTEMBER, 1995.

Mary Ann Holly Russ
MARY ANN HOLLY RUSS

Earl Russ Jr.
EARL RUSS, JR.

Carl Edward Holly
CARL EDWARD HOLLY

Mary Lynn Holly
MARY LYNN HOLLY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN HOLLY RUSS, AND HUSBAND, EARL RUSS, JR., the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of SEPTEMBER, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL EDWARD HOLLY AND WIFE, MARY LYNN HOLLY, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of SEPTEMBER, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 132, Section "B", on the Plan of E.I. DuPont de Nemours & Company lands of record in Plat Book 1424, page 67, R.O.D.C., Tennessee.

Said Lot No. 132 fronts 55 feet on the easterly side of Turner Street and runs back 103.7 feet on the North line and 125.8 feet on the South line to a dead line and measures 60.5 feet thereon.

Being the same property conveyed to Cletus B. Holly and wife, Jessie B. Holly, by Warranty Deed from Frank E. Stratton and wife, Zetia D. Stratton, of record in Book 2702, page 579, Register's Office for Davidson County, Tennessee, the said Cletus B. Holly having since died, the property vested by operation of law in his surviving spouse, Jessie B. Holly. Jessie B. Holly died and by her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, in Will Book 198, page 29, the property vested in her children, Mary Holly Russ, a/k/a/ Mary Ann Holly Russ, and Carl Edward Holly, the Grantors herein.

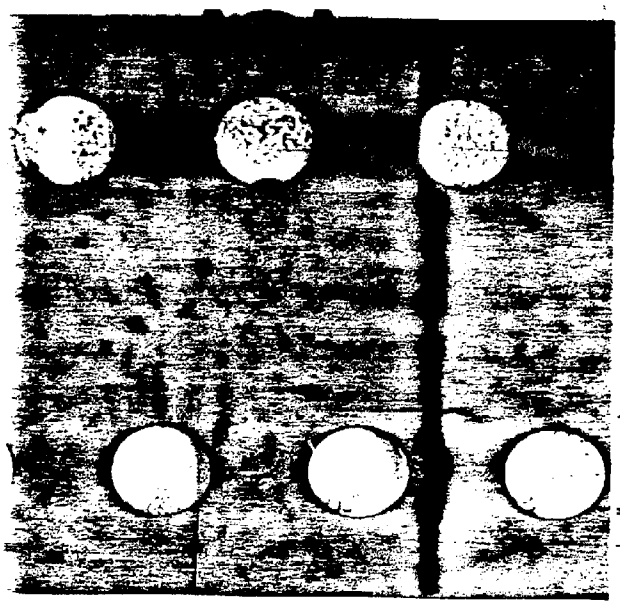
EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 1424, page 67, said Register's Office, which plan shows a 10-foot public utility easement along the southerly line and special easements or public utility easements along the rear line.

3. Deed of record in Book 2135, page 263, said Register's Office, makes the property subject to and reserves one (1) permanent easement 10-feet wide for utilities and three (3) special easements as follows: (1) 10-feet wide, more or less, for sewer, water, electric and/or telephone cable; and (2) 5-feet wide for water; and (3) 10-feet wide for sewer, etc.,

0213 09/28 0101 03CHECK 303.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

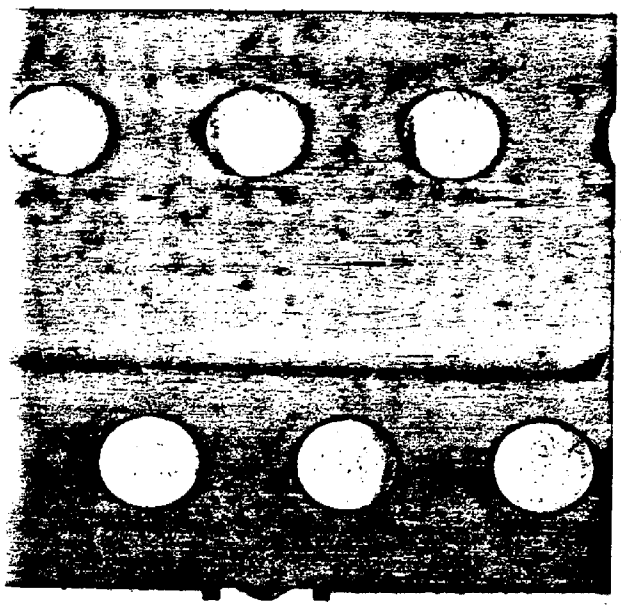
BOOK 9809 PG 118

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 12.00
TOTAL 303.45
CHECK 303.45

09/28/95 01 09:54 0001 0213



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106027
IDENTIF. ↑ REFERENCE

95 SEP 28 AM 9: 54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959018