This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9848 PG 304

ADDRESS NEW OWNER:
Betty J. Deakins
277 Clovernook Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
15 South 20th Street
Birmingham, AL 35233

MAP AND PARCEL:
MAP 94-12
GROUP
PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James P. Triggs and wife, Mary Ann Triggs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Betty J. Deakins, an unmarried person, hereinafter called the Grantee, her 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. 15 on the Plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James P. Triggs and wife, Mary Ann Triggs by deed from Gaines W. Burkhart, Jr. and wife, Jo Hi Burkhart, as of record in Book 7332, page 926, Register's Office for Davidson County, Tennessee.

This is improved property known as 277 Clovernook Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years there after.
2. All matters as shown as on the plan of record in Book 2900, pages 51 and 52, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betty J. Deakins, an unmarried person, her heirs and assigns, forever; and we, James P. Triggs and wife, Mary Ann Triggs, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9848 PG 305

Witness our hands this the 27th day of October, 1995.

James P. Triggs

Mary Ann Triggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James P. Triggs and wife, Mary Ann Triggs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

4073 11/02 0101 03CHECK 353.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 93,000.00.

AFFIANT

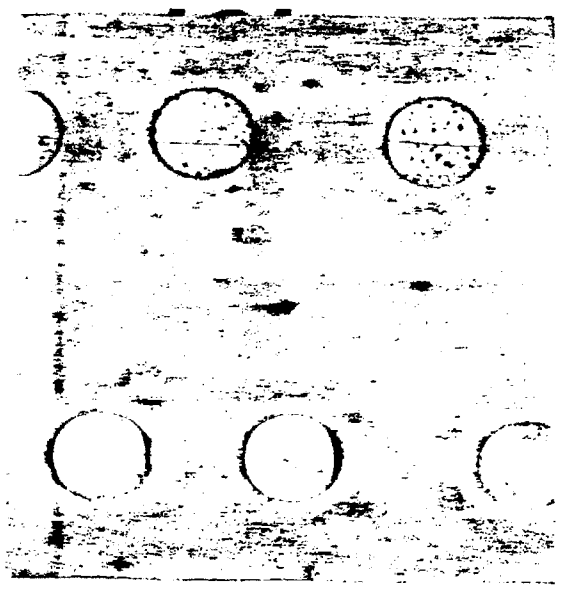
Subscribed and sworn to before me
this 27th day of October, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 NOV -2 PM 2:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

011900
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9848 PG 306

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

11/02/95 01 14:51 0001 4073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011900 1
IDENTIFICATION REFERENCE

95 NOV -2 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.