BOOK 9889 PG 699

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: May 16, 1999 (AFFIX SEAL)

TERESA L BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Lea Effinger (NAME)	Chemical Residential Mortgage (NAME)	162-16-0-C
402 Leisure Lane (ADDRESS)	343 Thornall Street (ADDRESS)	012.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Sue Ann Hardin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alison Lea Effinger

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, TN, being Lot No. 12 on the Plat of the Second Revision of Section 2, Phase 1, Leasure Heights, of record in Book 6900, Page 440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of ingress and egress to said lot is shown on the aforesaid Plat.

Together with, as an appurtenance to the aforesaid lot, the designated parking spaces for said lot as set forth on the aforesaid Plat to which reference is here made for a more complete description.

Being the same property conveyed to Sue Ann Hardin by deed from Sovran Bank/Central South of record in Book 8141, Page 760, Register's Office for Davidson County, TN.

Subject to Declaration of restrictive covenants of record in Book 6146, Page 241, Book 6150, page 585, Book 6259, page 862, Book 7303, page 232, By-Laws in Book 6146, page 276, Storm Water Detention Agreement in Book 6145, page 226, Easement in Book 4984, page 569, all matters in Book 5050, page 103 and Book 5200, page 609, Deeds of Conveyance in Book 5020, page 739, Book 5025, page 614, Book 5287, page 976, Book 5287, page 979, Book 6303, page 596, Easements in Book 6813, page 450, Book 6900, page 440, Agreement for Dedication of Easement in Book 8105, page 268, Easement for the flow of Mill Creek, Easement for utility services and party walls, any discrepancies in the area and/or the boundaries of the insured lot as depicted on the plan of record in Book 6200,

CONTINUED

unimproved ( )
This is improved (X) property, known as 402 Leisure Lane, Antioch, TN 37013
(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 14th day of December 19 95

Sue Ann Hardin

Sue Ann Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Ann Hardin

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 Brentwood, Tennessee, this 12th day of December, 19 95.

Commission expires May 16, 1999

TERESA L. HARD NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

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 _____ 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

0132394

IDENTIFICATION CLEARANCE

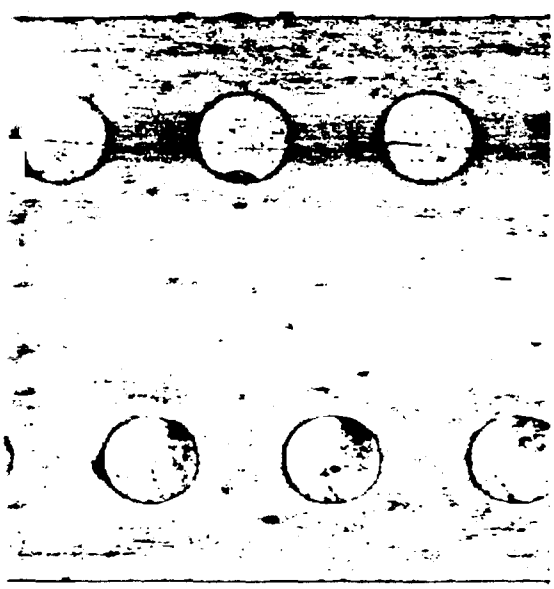
95 DEC 15 PM 1:04

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

page 241, as compared to the area and/or boundaries as depicted on the plan of record in Book 6900, page 440, Articles of Incorporation in Book 6164, page 438 and Quitclaim Deed in Book 6259, page 859, and all matters shown on the Plan of Record.

3674 12/15 0101 03CHECK 277.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 702

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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 2.00
VOID
WDEED 2.00-
WDEED 12.00
TOTAL 277.55
CHECK 277.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8674

0132394
IDENTIF. REFERENCE

95 DEC 15 PM 1:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 987119