BK 9892 379

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 95

Notary Public

MY COMMISSION EXPIRES April 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024 3451

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerilyn M. Lundquist (NAME)	Sunbelt National Mortgage (NAME)	156-02-0116.0
928 Beech Bend Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (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, Phil A. Rushton and Charlotte E. Rushton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerilyn M. Lundquist, unmarried

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:

Being Lot No. 616 as shown on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phil A. Rushton and wife, Charlotte E. Rushton by deed of record in Book 7885, Page 235, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5051, Page 92, Book 5197, Page 123, and Book 5228, Page 718, said Register's Office.

The plan of record in Book 4860, Page 111, and amended in Book 5051, Page 89, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30 foot minimum building setback line from Beech Bend Drive, a 10 foot easement for public utility and drainage along the southwesterly line(s) of said lot and a 50 foot scenic river easement as measured from the witness line.

0133379

IDENTIFICATION REFERENCE

RECORDED 19 DEC 95 7:10:49 AM
DAVIDSON COUNTY, TN.

9751 12/19 0101 03CHECK 420.00

This is unimproved ( ) improved (X) property, known as 928 Beech Bend Drive, Nashville, Tennessee 37221
(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 our hand s this 30th day of November 19 95

Phil A. Rushton

Charlotte E. Rushton

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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 Phil A. Rushton and Charlotte E. Rushton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 19 96.

Commission expires April 14, 1997

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM

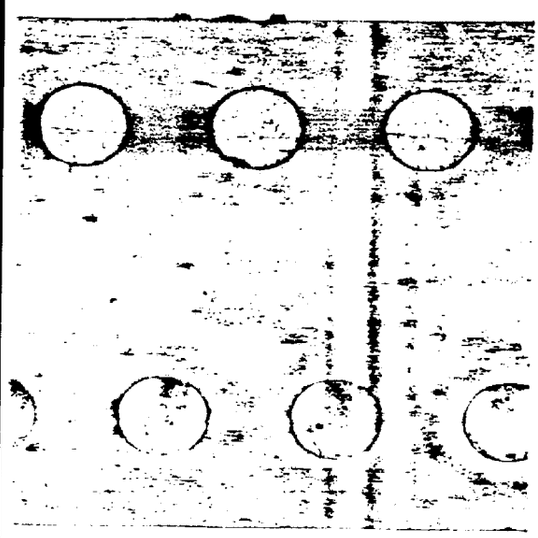
Phil A. Rushton and Charlotte E. Rushton

TO

Jerilyn M. Lundquist

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451





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

RECEIVED OF _____

FOR _____

BOOK 9892 352

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
			DAMT 10000.00	
			ERR CO	
			DAMT 10000.00-	
			DAMT	
			110000.00	
			CON TX 407.00	
			PRFEE 1.00	
			MTEED 12.00	
			TOTAL 420.00	
			CHECK 420.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/95 01 1048 0001 9751

0133379
IDENTIF. # REFERENCE

95 DEC 19 AM 10:49
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 988176