26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randal Sage and wife, Adina Sage 712 Tina Court Antioch, TN 37013	NEW OWNER	Map 149-090 Parcel 185.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Randall A. Sutton and Synthia A. Sutton (hereinafter the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Randal Sage and wife, Adina Sage (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Barclay Square, Section 3, as of record in Plat Book 4675, page 154, amended in Book 4967, page 404, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Randall A. Sutton and Synthia A. Sutton by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 6795, Page 966, Register's Office for Davidson County, Tennessee.

This is the same legal description as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 712 Tina Court, Antioch, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $79,000.00.

Randall A. Sutton
Affiant

Subscribed and sworn to before me this 21st day of December, 1995.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of December, 1995.

Randall A. Sutton
RANDALL A. SUTTON

Synthia A. Sutton
SYNTHIA A. SUTTON
a/k/a Cynthia A. Sutton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall A. Sutton and Synthia A. Sutton, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville **Tennessee, this** 21st **day of December, 1995.**

NOTARY PUBLIC

My Commission Expires: 1-24-99

0134505
IDENTIF. ↑ REFERENCE

95 DEC 21 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1952 12/21 0101 03CHECK 301.50



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9896 PG 653

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	79000.00
CON TX	292.30
PRFEE	1.00
MISC	8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	301.30
CHECK	301.30

12 21 95 01 14153 0001 0962

0134505
IDENTIF. ↑ REFERENCE

95 DEC 21 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989370