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

BOOK 9899 PG 262

ADDRESS NEW OWNER:
Elizabeth D. Sager
7785 Old Charlotte Pike
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 114-0
GROUP
PARCEL 33.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Covina R. Bryson, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elizabeth D. Sager and husband, Mark R. Sager, 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 lying in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being a part of Lot No. 5 of the Elijah Robertson Lands, as of record in Plan Book 1, page 48, Chancery Court at Nashville, described according to a survey made by T. R. Sanford, Surveyor, August 8, 1962, as follows:
>
> BEGINNING at a point in the center of Charlotte Pike, at the corner of Lot 2, 3, 4 and 6 on said plan, being Jordan's northwest corner and being 17 feet westerly from a point opposite an old fence line; thence with the line between said Lots 3 and 5; southwardly 334 feet to an iron pin; thence South 71 degrees 20 minutes west 125 feet to an iron pin; thence northwardly 334 feet to an iron pin in said Pike; thence with same, North 71 degrees 20 minutes East 125 feet to the beginning.
>
> Being the same property conveyed to Covina R. Bryson, an unmarried person by deed from Bank of America, NT & SA, a Trustee for Vendee Mortgage Trust, 1992-1, as of record in Book 9329, page 647, Register's Office for Davidson County, Tennessee.

This is improved property known as 7785 Old Charlotte Pike, Nashville, TN 37221.

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth D. Sager and husband, Mark R. Sager, their heirs and assigns, and I, Covina R. Bryson, an unmarried person, do covenant

with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 15th day of December, 1995.

Covina R. Bryson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Covina R. Bryson, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 1995.

NOTARY PUBLIC

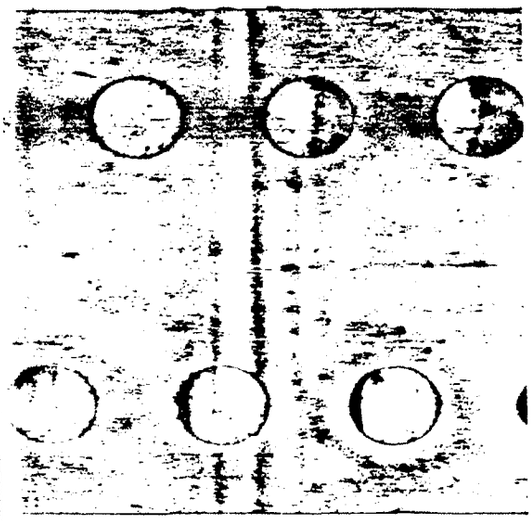
My Commission Expires: Nov 20, 1996

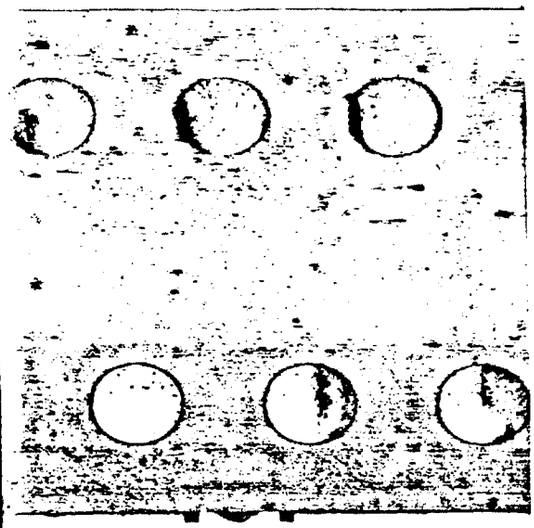
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

95 DEC 27 PM 1:38
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0135335
IDENTIF. ↑ REFERENCE

95 12 27 2101 03CHECK
386.40





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9899 PG 264

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

AMT	
	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	8.00
TOTAL	386.40
CHECK	386.40

12/27/95 01 13:37 0001 1359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135335
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990251