BOOK 9905 270

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34081

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 156,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 95

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Simeon Raine (NAME)	Suntrust Bank, Nashville, N.A. (NAME)	71-12-338
1802 Lischey Avenue (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	12DZ-96718
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, C.R. McWhirter and wife, Mary C. McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simeon Raine

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 the 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Ogden Property, as of record in Plan Book 1, page 115 and 133, Chancery Court at Nashville, and being Lot No. 2 on a survey of part of said Lot 2 for W. West made by Z. J. Wilkinson, surveyor, July 22, 1952, and described according to said Survey as follows:

BEGINNING at the intersection of the center line of Lischey Avenue and Edith Avenue; thence with the center line of Lischey Avenue North 7 degrees 30' east 150.5 feet to a point opposite the corner of Lots 2 and 3; thence North 80 degrees 30' West and along the line between Lots 2 and 3, 273 feet to the corner of Lots 1 and 2; thence with the line between said lots southerly 183 feet to the center line of Edith Avenue; thence with the line of the same, south 86 degrees east 371 feet to the point of beginning.

BEING the same property conveyed to C.R. McWhirter and wife, Mary C. McWhirter by deed from Bobby R. Woodard of record in Book 6744, Page 835, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1802 Lischey Avenue, Nashville, TN 37207
(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 28th day of December 19 95

C.R. McWhirter

Mary C. McWhirter

BK 9905 PG 271

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 C.R. McWhirter and wife, Mary C. McWhirter

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 Nashville, Tennessee, this 28th day of December, 1995.

Commission expires 7/25/98

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 _____

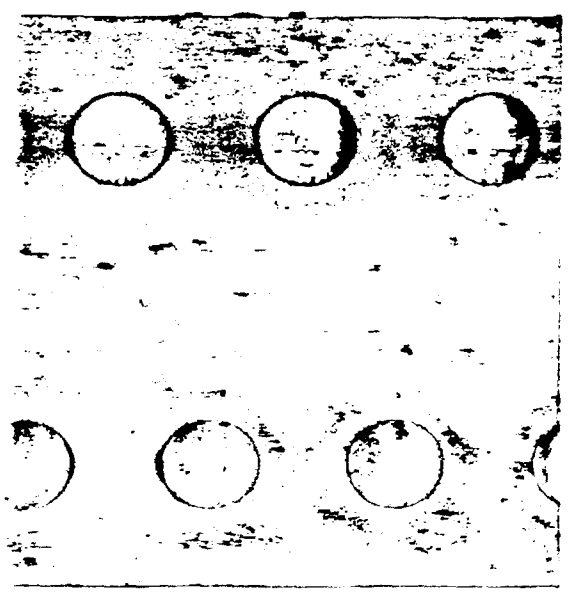
_____
Notary Public

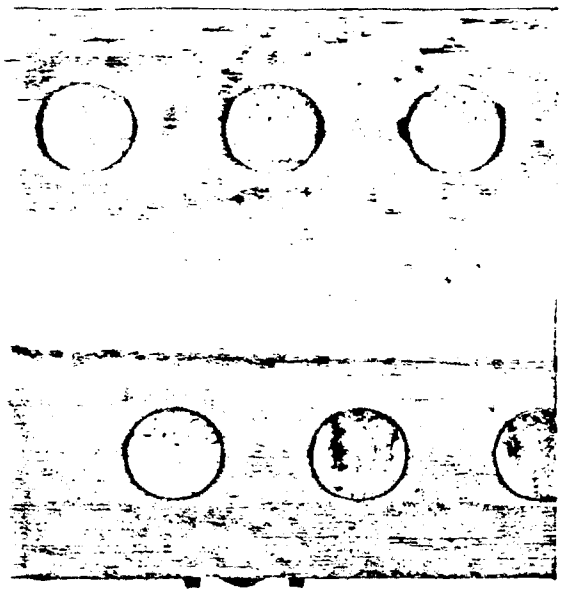
3891 01/02 0101 03CHECK 219.53

0137226
IDENTIF. # REFERENCE

96 JAN -2 PM 3:18

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 272

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 56900.00
CON TX 210.53
PRFEE 1.00
WDEED 8.00
TOTAL 219.53
CHECK 219.53
01/02/96 01 15:20 0001 3891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137226
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 3:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992261