BOOK 9920 PG 290

FROM: MARIANNA BREEN, AN UNMARRIED PERSON, AND MICHELLE B. JONES, AN UNMARRIED PERSON

TO: JOHN J. HARRINGTON

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| John J. Harrington | SunTrust Mortgage, Inc. | Map 131-3 |
| 1712 Temple Avenue | P.O. Box 100100 | Parcel 190 |
| Nashville, Tn. 37215 | Atlanta, Georgia 30348 | |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 1996.

Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC LARGE 335 STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Marianna Breen, an unmarried person, and Michelle B. Jones, an unmarried person, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John J. Harrington, hereinafter called "GRANTEE", his 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the Map of the Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 46 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225, more or less, feet to a dead line.

Being the same property conveyed to Marianna Breen and Michelle B. Jones, both unmarried, as joint tenants with the right of survivorship, by deed from W. C. Clements and wife, Lucille B. Clements, of record in Book 8194, page 537, Register's Office for Davidson County, Tennessee.

100393AE
14014416

Said property is transferred subject to the following:

1. 1996 Metropolitan Government taxes.

2. Sanitary sewer and or storm drainage easement and any temporary construction easements, of record in Book 4113, page 541, said Register's Office.

3. Restrictive covenants of record in Book 1108, page 693, as amended in Book 1129, page 321, said Register's Office.

This is improved property known as 1712 Temple Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 16th day of January, 1996.

Marianna Breen
Marianna Breen

Michelle B. Jones
Michelle B. Jones

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 Marianna Breen and Michelle B. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of January, 1996.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 1/25/97

NOTARY PUBLIC AT LARGE STATE OF TN

96 JAN 17 PM 2:29
DAVIDSON COUNTY TN

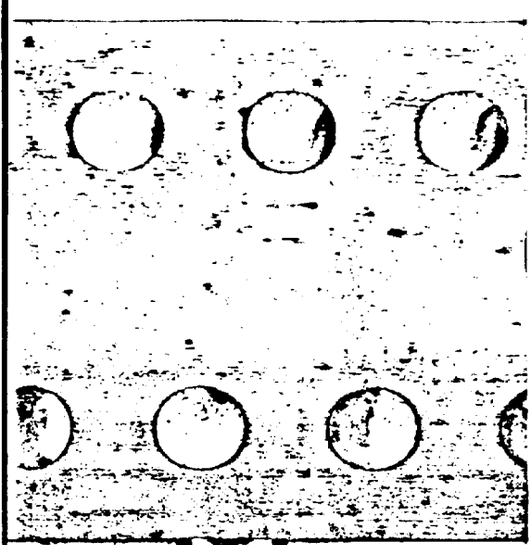
01411695
IDENTIFICATION REFERENCE

100393AE
14014416



702.75





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9920 PG 292

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CHK# 137500.00
DCN TX 693.75
PRFEE 1.00
MTEED 8.00
TOTAL 702.75
CHECK 702.75

01 14:36 0001 3679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141695

IDENTIF. REFERENCE

96 JUN 17 PM 2:55

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 996985