WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96
Notary Public
MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Janice L. Williams	PNC Mortgage Corp. of America	117-8
(NAME)	(NAME)	
1516A Ferguson Avenue	2500 Lake Cook Road	124
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Riverwoods, IL 60015	24W14120
(CITY) (STATE) (ZIP)	(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, Edward Sutton, Jr. and wife, Georgia Compton Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice L. Williams, 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 the westerly 49.5 feet front and 47 feet rear of Lot No. 155 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 155 fronts 49.5 feet on the northerly side of Ferguson Avenue and runs back between lines 152 feet to an alley, measuring 47 feet thereon.

Being the same property conveyed to Edward Sutton, Jr. and wife, Georgia Compton Sutton by deed of record in Book 5018, Page 388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0149173 IDENTIF. & REFERENCE

96 FEB -9 PM 12:37
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1516A Ferguson Avenue, Nashville, TN 37212
(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 hands this 31st day of January 1996

Edward Sutton, Jr.

Georgia Compton Sutton

DCTN01WC

9943-962

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 Edward Sutton, Jr. and wife, Georgia Compton Sutton

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 Antioch, Tennessee, this 31st day of January, 19 96.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

3537 12/09 2:01 03CHECK

448.93

DCTN01WC

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9943 PG 963

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	118900.00
CON TX	439.93
PRFEE	1.00
MDEED	8.00
TOTAL	448.93
CHECK	448 93

02/09/95 01 12:39 0001 6687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149173
IDENTIF. & REFERENCE

95 FEB -9 PM 12:37

FELIX [illegible]
DAVIDSON COUNTY, TN.

No. 1004898