0155538

IDENTIFICATION REFERENCE

BOOK 9963 PG 872

96 MAR -1 PM 12:29

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

ADDRESS NEW OWNER:
James R. McElroy
5925 New Hope Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:

MAP	98-5
GROUP	
PARCEL	42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James L. Chambers and wife, Angela D. Chambers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. McElroy, an unmarried person, hereinafter called the 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, Tennessee, being Lot No. 160 on the Plan of Lake Park, Revision of Lots 158, 159 & 160, Section 5, as of record in Book 5060, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James L. Chambers and wife, Angela D. Chambers by deed from Tommy Wayne Brown and wife, Leigh Ann Brown, as of record in Book 8500, page 292, Register's Office for Davidson County, Tennessee.

This is improved property known as 5925 New Hope Court, Hermitage, TN 37076.

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.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 5060, page 174, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in Book 5018, page 630, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said James R. McElroy, an unmarried person, his heirs and assigns, forever; and we, James L. Chambers and wife, Angela D. Chambers, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9963 PG 873

Witness our hands this the 29th day of February, 1996.

James L. Chambers

Angela D. Chambers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Chambers and wife, Angela D. Chambers, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

R. L. MOORE 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 $ 77,500.00.

AFFIANT 02/29/96

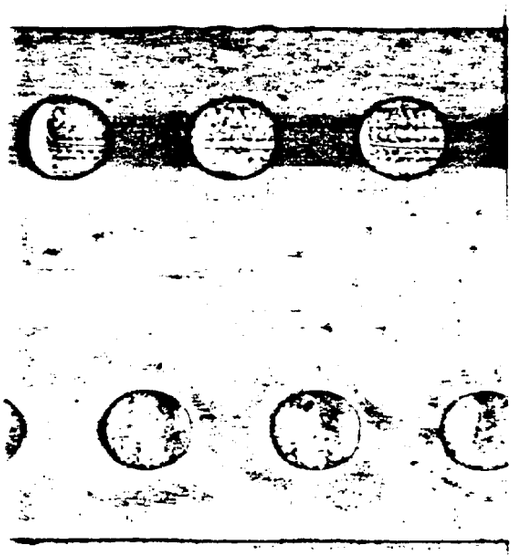
Subscribed and sworn to before me this 29th day of February, 1996.

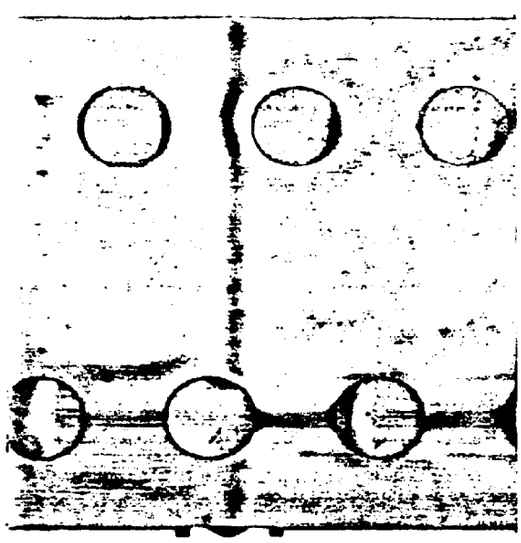
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

3500 03/01 0101 03CHECK 295.75





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963PG874

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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

03/01/96 01 12:33 0001 3500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155538
IDENTIF. # REFERENCE

96 MAR -1 PM 12:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1011627