BOOK 9983 PG 594

45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne E. Wade (NAME)	Great Western Mortgage (NAME)	MAP 84-12
3133 Knobview Drive (ADDRESS)	9451 Corbin Avenue (ADDRESS)	PARCEL 51
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (CITY) (STATE) (ZIP)	3DZ-66744

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, Alice Jean Mills and husband, George D. Mills

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzanne E. Wade and husband, Carl F. Wade

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 Lot No. 79, on the plan of Lincoya Hills, Knob Section, of record in Plat Book 2331, Page 6, and corrected in Book 2334, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alice Jean Mills and husband, George D. Mills by deed from James L. Kirkpatrick, of record in Book 7986, Page 265, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2333, Page 87, Register's Office for said County.

Power of Attorney of record in Book 9983, page 593, Register's Office for said County.

IDENTIF. & REFERENCE 01615 76

MAR 19 PM 1:59
TX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved (X) property, known as 3133 Knobview Drive, Nashville, TN 37214
(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 18th day of March, 19 96

Alice Jean Mills by Ernest E. Clancy her attorney in fact
Alice Jean Mills

George D. Mills by Ernest E. Clancy His attorney in fact
George D. Mills

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

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 Ernest E. Clancy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alice Jean Mills and George D. Mills as their Attorney in Fact, as the free act and deed of the within named Alice Jean Mills and husband, George D. Mills.

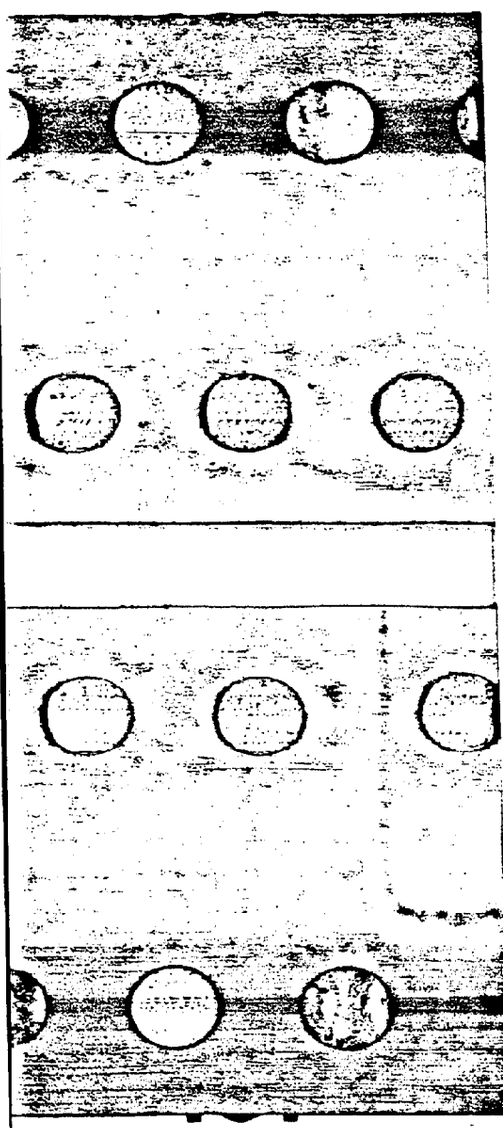
Witness my hand and official seal at Nashville, this 18th day of March, 1996.

My Commission Expires: 5-24-97

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

0027 03/19 0101 03CHECK 410.45



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 596

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	
				108500.00
			CON TX	401.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	410.45
			CHECK	410.45
03/19/96	01	14:04	0001	0027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0161576

96 MAR 19 PM 1:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018078