WARRANTY DEED

9996 PG 853

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Bernice B. Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-18-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bernice B. Sawyer	Pacific Southwest Bank	MAP 142-11
(NAME)	(NAME)	
7205 Mark Drive	P. O. Box 219012	PAR 78
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Dallas, Texas 75221	
(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, Carolyn M. Leftwich, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernice B. Sawyer, 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section 11, Valley West, of record in book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn M. Leftwich by deed from Glen E. Miller and wife, Joyce S. Miller, of record in Book 5697, page 267, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3833, page 789, as amended in Book 3838, page 501, said Register's Office, and any and all other easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 7205 Mark Drive, Nashville, Tennessee 37221
(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 my hand this 15th day of March 19 96

Carolyn M. Leftwich

Carolyn M. Leftwich

7 9930:854

STATE OF TENNESSEE
COUNTY OF [illegible]

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

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

Commission expires My Commission Expires SEPT. 26 1998

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

#413 04/01 0101 030-ECK 578.80

0165671
IDENTIF. & REFERENCE

96 APR -1 AM 9:05
[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 9996 855

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	
				154000.00
			CON TX	569.80
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	578.80
			CHECK	578.80
04/01/96		01	09:06 0001	4413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165671

IDENTIF. # REFERENCE

96 APR -1 AM 9:05

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

No. 1022420