BOOK 10000 PG 418

FILE BOX 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Sarah M. Washington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah M. Washington (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	59-5-64
4125 Ames Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Sammie Menzies, Jr. and wife, Gladys Lucille Smith Menzies

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah M. Washington, 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. 65 on the Plan of Buena Vista Estates, Section 3, of record in Book 4175, page 139, Register's Office for said County.

Said Lot No. 65 fronts 100.00 feet on the southwesterly margin of Ames Drive and extends back 104.6 feet on the northwesterly line and 142.1 feet on the southeasterly line to a dead line in the rear, measuring 93.6 feet thereon.

Being the same property conveyed to Sammie Menzies, Jr. and wife Gladys Lucille Smith Menzies by deed from James T. Lynn, Secretary of Housing and Urban Development, said Deed dated August 10, 1973, and of record in Book 4740, page 30, Register's Office for Davidson County, Tennessee, said parties having been since divorced and said Joyce M. Menzies having quitclaimed her interest in said property to Sammie Menzies, Jr. by instrument of record in Book 5409, page 682, Register's Office for said County. Also being the same property conveyed to Sammie Menzies, Jr. and wife Gladys Lucille Smith Menzies by deed from Sammie Menzies, Jr. of record in Book 6096, page 458, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4125 Ames Drive, Nashville, TN 37218
(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 29th day of March 19 96

Sammie Menzies, Jr.

Sammie Menzies, Jr.

Gladys Lucille Smith Menzies

Gladys Lucille Smith Menzies

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 Sammie Menzies, Jr. and wife, Gladys Lucille Smith Menzies

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 Nashville, Tennessee, this 29th day of March, 1996.

Commission expires January 24, 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_____.

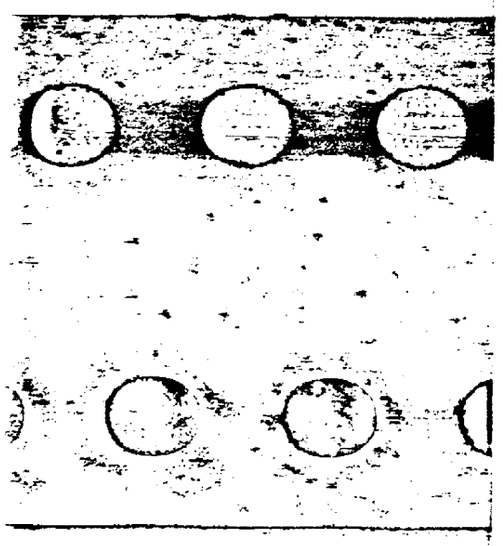
My commission expires _____

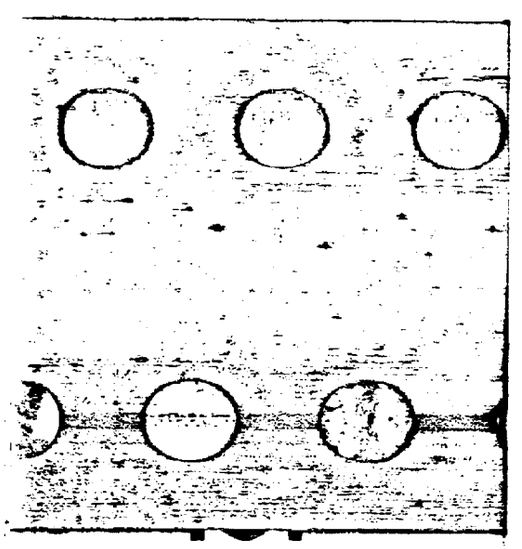
Notary Public

0166632
IDENTIFICATION REFERENCE

96 APR -2 PM 2:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5413 04/02 0101 03CHECK 223.60





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

RECEIVED OF _____

FOR _____

BOOK 10000 PG 420

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

04/02/96 01 14:28 0001 5413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166632
IDENTIF. & REFERENCE

96 APR -2 PM 2:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023413