55

WARRANTY DEED

BOOK 10003 PG 225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Thomas R. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. McDonald (NAME)	First Trust Mortgage (NAME)	MAP 104-1
3603 Normandy Place (ADDRESS)	6526 Quail Hollow (ADDRESS)	PARCEL 149
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Thomas H. DeMoss, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. McDonald, 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:

Located in Nashville, County of Davidson, State of Tennessee, to-wit: Described land in Davidson County, Tennessee, being part of Lots Nos. 28, 29, and 30 on the map of West End Land Company's Subdivision, of record in Book 421, page 152, Register's Office for said County, which is described as follows: Beginning at an iron pin in the South margin of Normandy Place, South, as established and dedicated on the Revised Plan of Acklin Heights, of record in Book 1835, page 10, said Register's Office, said point being 220 feet East of the Southeast corner of said Normandy Place, South and 37th Avenue, North; thence with said Normandy Place, South, South 80 degrees 26' East, 55 feet to an iron pin; thence South 8 degrees, West 223.5 feet to an iron pin in the South line of Lot No. 28' thence along the line of the same, North 63 degrees, West 55 feet to a point; thence North 9 degrees 15' East 218.5 feet to the point of beginning.

Being the same property conveyed to Thomas H. DeMoss, a married person, by deed from the Secretary of Veterans Affairs by instrument of record in Book 8819, page 408, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 3603 Normandy Place, Nashville, TN 37209
(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 25th day of March 19 96

Thomas H. DeMoss

Thomas H. DeMoss

Elaine DeMoss

Elaine DeMoss

BOOK 10003 PG 226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. DeMoss, married and wife, Elaine DeMoss

the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of March 19 96

Commission expires 11/30/97

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 _____

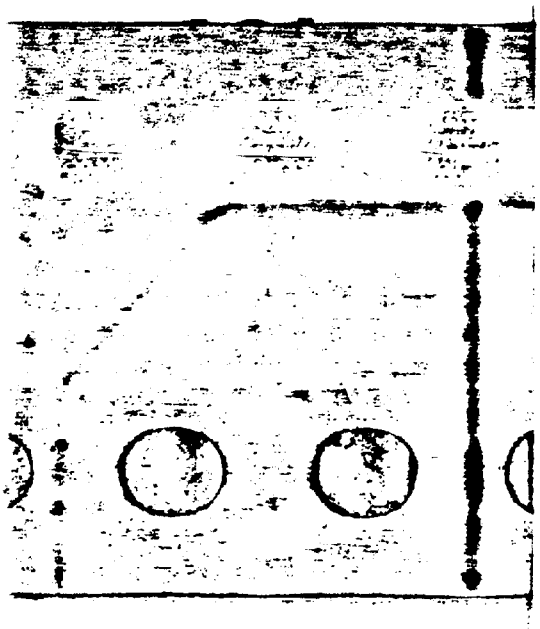
Notary Public

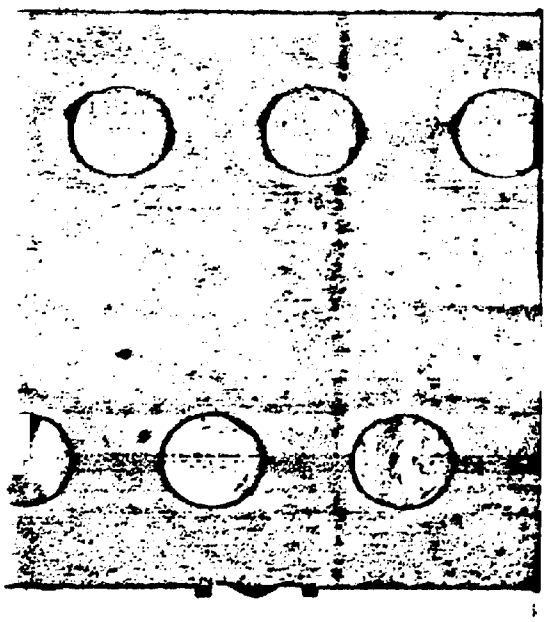
Elaine DeMoss joins in this transaction to convey any and all interest she may have in subject property.

0167378
IDENTIFICATION REFERENCE

96 APR -3 PM 1:39
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

6200 04/03 0101 03CHECK 223.23





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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 227

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 57900.00
CON TX 214.23
PRFEE 1.00
WDEED 8.00
TOTAL 223.23
CHECK 223.23

04/03/96 01 13:44 0001 6200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167378
IDENTIF. & REFERENCE

96 APR -3 PM 1:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024195