P. 10917 89

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,383.88

Waltraud Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

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
Waltraud Donnell (NAME)	Mellon Mortgage Company (NAME)	MAP 108
308 Woodlark Court (ADDRESS)	P.O. Box 10917 (ADDRESS)	GROUP 16
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Overland Park, Kansas 66210 (CITY) (STATE) (ZIP)	PARCEL 326

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, Annette C. Jack, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Waltraud Donnell

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. 103B, on the plan of Zone Lot Division Lots 98 thru 104 Percy Priest Woods , Section Four, of record in Plat Book 6250, Page 757, amending Plat Book 6250, Page 357, 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 Annette C. Jack by deed from Mark F. Many, of record in Book 9437, Page 614, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Clay A. Hardin, to Joseph Morris, Trustee, for Morris Mortgage Corporation, dated January 10, 1986, and filed for record in Book 6773, Page 650, Register's Office for said County, with an unpaid principal amount of approximately $ 58,883.88, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 308 Woodlark Court, 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 my hand this 12th day of April 19 96

Annette C. Jack

Annette C. Jack

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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 Annette C. Jack, a single person

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in 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.

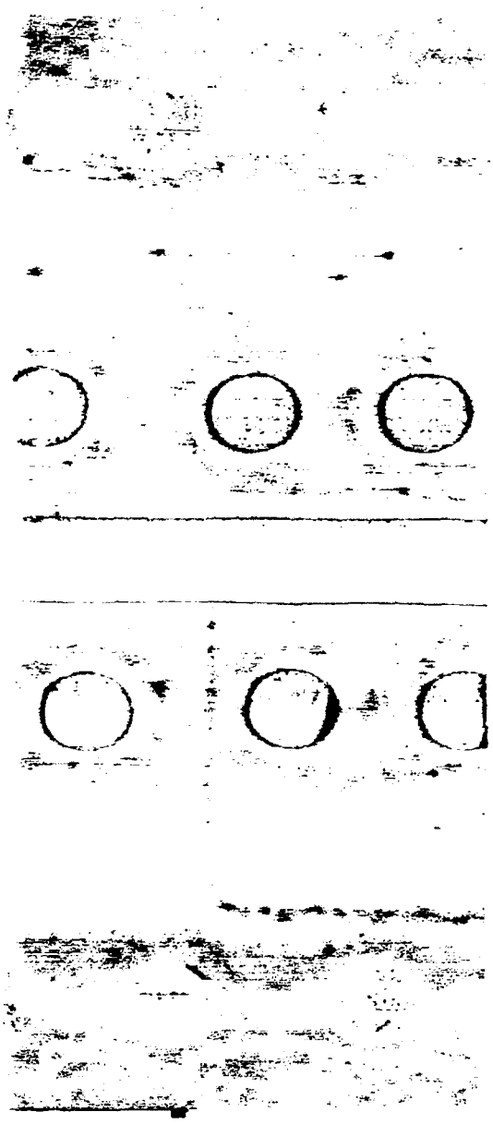
Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

017192 I
IDENTIFICATION REFERENCE

95 APR 16 PM 1:13



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

RECEIVED OF _____

FOR _____

BOOK 10017 PG 91

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
			DMT	74360.00
			MTA TX	279.28
			PRFEE	1.00
			MISC	5.00
			TOTAL	284.28
			CHECK	284.28

[illegible] CC [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017921
IDENTIF. A REFERENCE

96 MAR 16 PM 1:13

[illegible]
DAVIDSON COUNTY, TN.

No. 1029066