29

10013 pg 398

STATE OF TENNESSEE
COUNTY OF Davidson

6624-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 96.

_____
Notary Public

MY COMMISSION EXPIRES: 11-2-96

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Turner, Jr.	Temple Inland Mortgage Corporation	96-6-168
(NAME)	(NAME)	
236 Grame Drive	P. O. Box 40	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214-1917	Austin, TX 78767	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Shirley L. Nicholson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Turner, Jr.

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:

See exhibit A attached hereto and made a part hereof.

0172268

IDENTIFICATION REFERENCE

This is improved property known as 2921 Susan Drive, Nashville, TN 37214

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 her hand this 15th day of April, 19 96.

Shirley L. Nicholson

Shirley L. Nicholson

6624-M

10813-399

STATE OF TENNESSEE
COUNTY OF Davidson

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

Shirley L. Nicholson, unmarried

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 15th day of April, 19 96.

My commission expires _____

_____
Notary Public

File No.: 6624-M

ATTACHMENT

10913-460

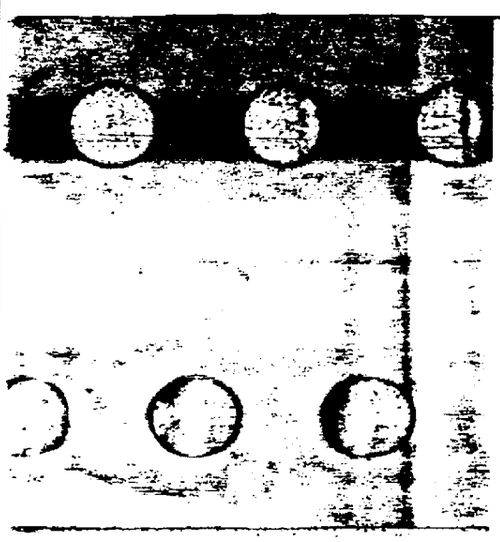
Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Section II, Cloverhill Subdivision, of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

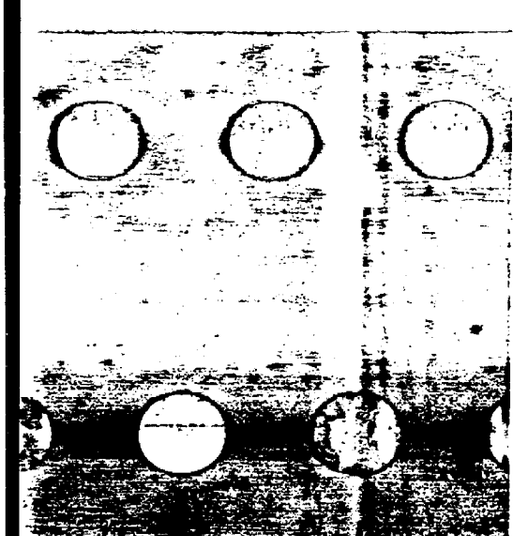
Said Lot No. 51 fronts 65 feet on the northerly side of Susan Drive and runs back 170.2 feet on the westerly side and 171.6 feet on the easterly side to a dead line, which is a broken line, measuring 65.3 feet thereon.

BEING the same property conveyed to Shirley L. Nicholson, unmarried by deed from Billy Hawkins and wife, Judy Ann Hawkins, filed of record in Book 5344, page 102, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5344, page 104, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agee(s) to pay.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.





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

RECEIVED OF _____

FOR _____

BOOK 10018 PG 401

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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
				[illegible] 450[illegible] 00
				[illegible] 150.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 179.50
				CHECK 179.50
			4/17/96 JL	10:25 0001 1476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172268 IDENTIF. ↑ REFERENCE

96 APR 17 AM 10:24

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029428