10040-497

0178774
IDENTIF. # REFERENCE

96 MAY -6 AM 10:09

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 30th day of **April, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DEBRA E. LOGUE, UNMARRIED, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said **BONNIE G. WRIGHT, UNMARRIED , herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 3920 IVY DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantee that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LAURA CARSON, spouse of the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest SHE may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Debra E. Logue

DEBRA E. LOGUE UNMARRIED
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DEBRA E. LOGUE, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 1996.**

Notary Public

My Commission Expires 5-1-96

SUMNER COUNTY
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
SEE

Name and Address of Property Owner:

BONNIE G. WRIGHT

BK 10040 PG 498

Property Address:

3920 IVY DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

COMMUNITY MORTGAGE CORPORATION
142 TIMBER CREEK
CORDOVA, TN 38018

Parcel #: MAP 73-1, PARCEL 219

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Bonnie G. Wright
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 1996.**

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
SUMNER COUNTY, TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

BK. 10040 PG 499

Land in Davidson County, Tennessee, being Lot No. 76 of Moss Rose Heights Subdivision, Sections Three and Four, not of record and described according to a survey made by W. Buford Winn, dated 9/27/50, as follows:

Beginning at a point in the easterly margin of Ivy Drive, being the common corner of Lot 76 and 77 of said Subdivision, which point is located 423.27 feet southerly from a concrete marker at the intersection of Ivy Drive and Freemont Avenue; thence easterly with the dividing line between Lots 76 and 77, 178.3 feet to a point; thence South 35 deg. 01' 08" East 80 feet to a point; thence westerly with the dividing line between lot 75 and 76, 178.3 feet to a point on the easterly margin of Ivy Drive; thence northerly along the easterly margin of Ivy Drive 80.0 feet to the point of beginning.

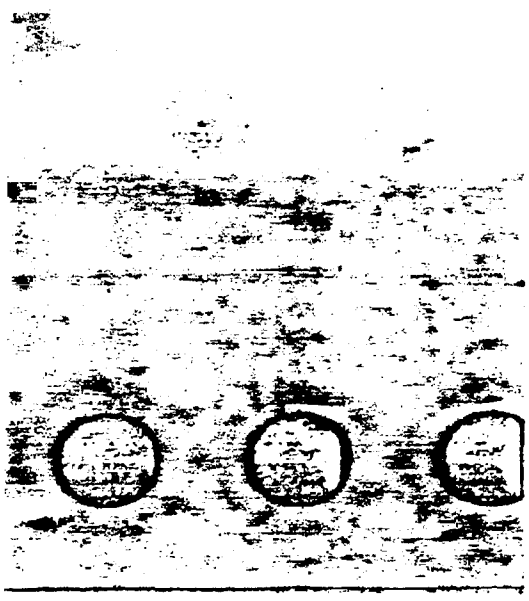
Being the same property conveyed to DEBRA E. LOGUE, UNMARRIED, by Deed from EDWARD D. BOBBITT AND WIFE,, of record in Deed Book 6280, Page 787, Register's Office for **DAVIDSON** County, Tennessee. .ENDIF

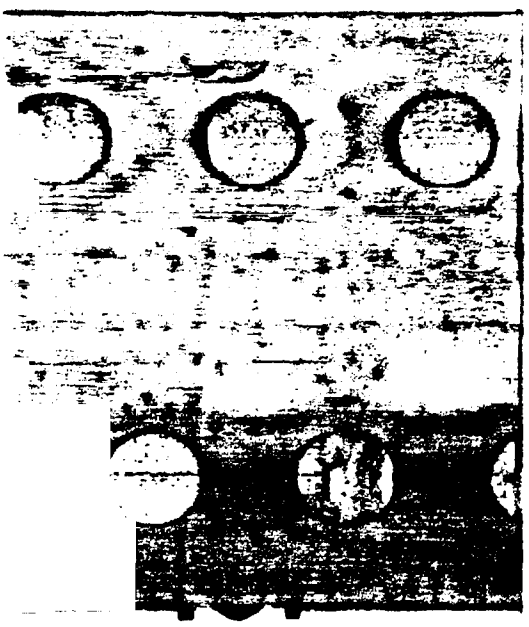
EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. Unrecorded easements for roads and utilities, if any.

RECORDED 25 DEC 96 10:02 344.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 500

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	89500.00
			CON TX	331.15
			PRFEE	1.00
			WDEED	12.00
			TOTAL	344.15
			CHECK	344.15
05/06/96	01	10:12	0001	8342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178774
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10: 09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036362