File 13985
File Box 9B
(First Title & Escrow)

WARRANTY DEED

BOOK 10110 PG 581

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LAURA G. TUNNICLIFFE (NAME)	FT MORTGAGE COMPANIES, DBA FIRST TENNESSEE MORTGAGE COMPANY, INC.	Map 130-11
814 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 146 (STREET ADDRESS)	Parcel 47
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. 7DA50570

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, WILLIE HORSTMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA G. TUNNICLIFFE AND HUSBAND, THOMAS A. TUNNICLIFFE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of said County, being Lot No. 17 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 17 and 18, said point being 700 feet north of the northerly margin of Forsythe Place; thence with said Boulevard, northwardly 100 feet to the corner of Lots No. 16 and 17; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Charles William Horstman and wife, Willie Horstman by deed from Omer H. Jordan and wife, Hilda Jordan of record in Book 1679, page 167, said Register's Office. The said Charles William Horstman having since died.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees.

00135 REFERENCE

95 JUL -3 PM 3:03

1451 07/03 0101 03D-RECR 675.00

unimproved ( )
This is improved (XX) property, known as 814 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of June, 19 96

Willie Horstman
WILLIE HORSTMAN

STATE OF TENNESSEE
COUNTY OF Davidson

book 10110 582

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie Horstman with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of June 19 96

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____ 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Dezevallos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Willie Horstman and is authorized by the said Willie Horstman to execute this instrument on her behalf.

Witness my hand, at Office, this 28th day of June, 1996.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

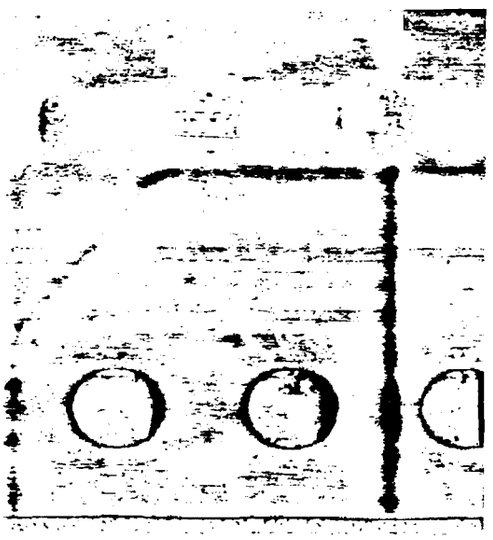
Notary Public

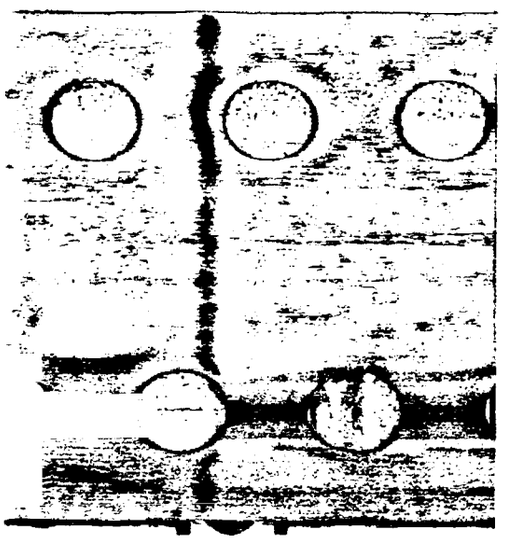
WARRANTY DEED

FROM WILLIE HORSTMAN

TO LAURA G. TUNNICLIFFE AND HUSBAND, THOMAS A. TUNNICLIFFE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10110 PG 583

CC	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WC	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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00
07/03/96 01 15:06 0001 1451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200135
IDENTIFICATION REFERENCE

96 JUL -3 PM 3:03

REGISTER
DAVIDSON CO. TN.

No. 1059180