B4152

BOOK 10124 PG 987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Ann L. Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 96

Brenda L. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN L. CUMMINGS (NAME)	First Trust Mortgage Company (NAME)	128-14-175
7961 Stallion Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Allen Zang and wife, Nancy J. Zang

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
OF MARCELLA V. SWIGGETT WITH
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. 56 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 92.0 feet on the easterly side of Stallion Drive and extends back 175.3 feet on the northerly line and 104.4 feet on the southerly line, to a dead line in the rear, measuring 100.32 feet thereon.

Being the same property conveyed to Allen Zang and wife, Nancy J. Zang by deed from Harold Bernard Rucker and wife, Dianne S. Rucker of record in Book 6319, page 329, Register's Office for Davidson County, Tennessee.

**BENEFICIARY AND ANN L. CUMMINGS EACH AS TO AN UNDIVIDED ONE-HALF INTEREST AS TENANTS IN COMMON

unimproved ( )
This is improved (X) property, known as 7961 Stallion Drive, Nashville, Tennessee 37221
(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 our hand s this 16th day of July 19 96

Allen Zang

Nancy J. Zang

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 Allen Zang and wife, Nancy J. Zang

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 19 96.

Commission expires 3/6/99

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_____.

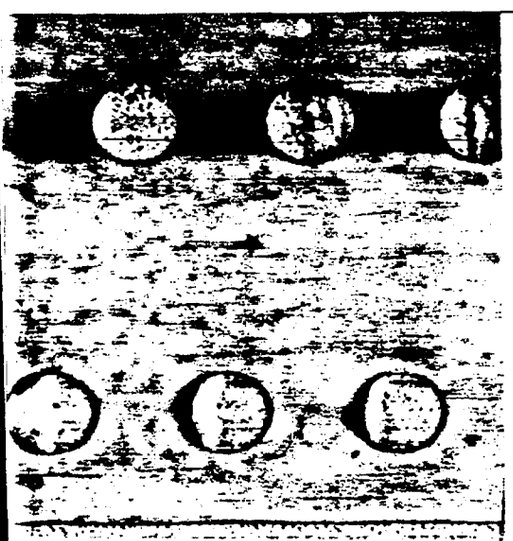
My commission expires _____

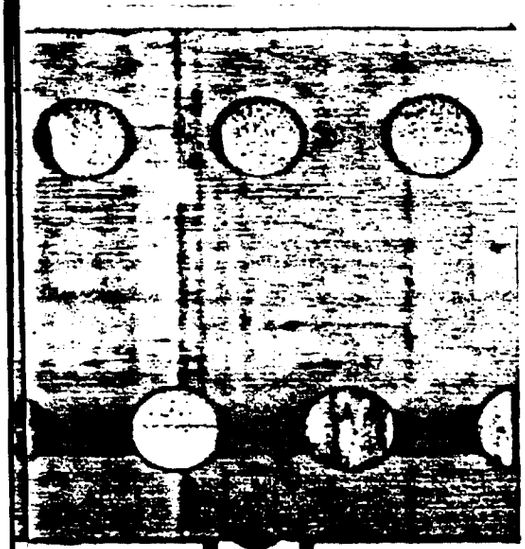
Notary Public

0204895
IDENTIFICATION REFERENCE

96 JUL 18 AM 10:03
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5647 07/18 0101 03CHECK 449.30





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 989

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
				119000.00
				CON TX 440.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 449.30
				CHECK 449.30
07/18/96	01			10:05 0001 6647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204895
IDENTIF. # REFERENCE

96 JUL 18 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064298