Box 17

WARRANTY DEED

BOOK 10136 PG 285

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Sonja Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonja Maples (NAME)	Pacific Southwest Bank (NAME)	MAP 119-3
118 Stirton Road (ADDRESS)	4144 N. Central Expwy, Suite 850 (ADDRESS)	PARCEL 45
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	6DA09438

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, Eunice H. Dennison, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonja Maples and Amos Walker

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. 16 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County.

Said Lot No. 16 fronts 65 feet on the northerly side of Stirton Road and runs back 201.3 feet on the westerly line and 181.4 feet on the easterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Eunice H. Dennison by deed from Joseph B. Saunders and wife, Carol P. Saunders of record in Book 4035, page 615, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

0551 07/29 0101 03CHECK 267.63

This is unimproved ( ) improved (X) property, known as 118 Stirton Road, Nashville, TN 37210
(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 25th day of July 19 96

Eunice H. Dennison, by Robert J. Dennison Atty in Fact
Eunice H. Dennison
by Robert J. Dennison
~~by Power of Attorney~~
recorded simultaneous herewith

BOOK 10136 PAGE 286

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 25, 1996 before me personally appeared Robert J. Dennison to me known to be the person who executed the foregoing instrument in behalf of Eunice H. Dennison and acknowledged that he executed same as the free act and deed of said Eunice H. Dennison for the purposes therein contained.

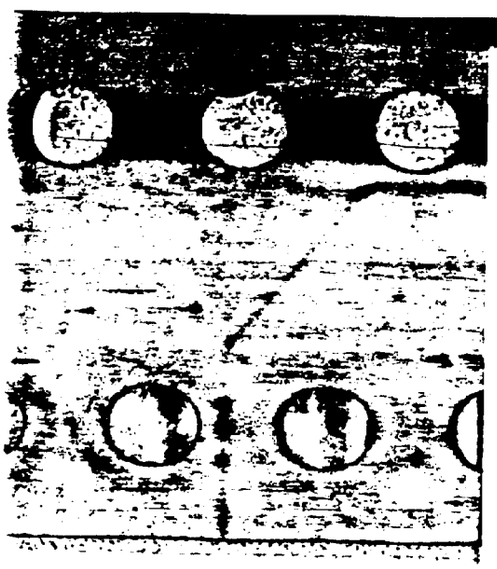
Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 1996.

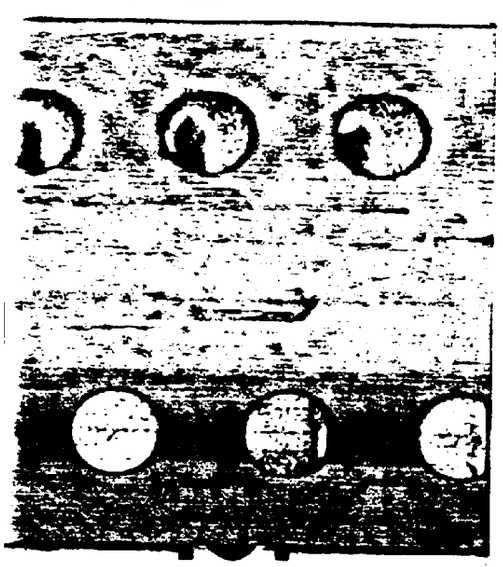
My Commission Expires:

11/22/97

Laura A. Beasley
Notary Public

0208509
IDENTIF. ↑ REFERENCE
96 JUL 29 PM 3:34
FELIX Z. DENNISON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10136 PG 287

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

07/29/96 01 15:36 0001 0551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208509
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068151