BOOK 10143 PG 489

60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Paul James Cote and Crystal Kaye Poe-Cote
1310 Quail Valley Rd.
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:

MAP	108-8
GROUP	E
PARCEL	18.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Evelyn F. White, married, (formerly Evelyn F. Etter) hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Paul James Cote and wife, Crystal Kaye Poe-Cote, 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:

Land in Davidson County, Tennessee, being Unit No. 18 on Lot No. 26, on the Plan of Condominium Site Plan, Phase 6, Section Three, Quail Valley, of record in Book 5800, pages 127 & 128, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Evelyn F. Etter, by deed from Jack Kemp, Secretary of Housing & Urban Development, of record in Book 8725, page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit No. 18, 1310 Quail Valley Rd., Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul James Cote and wife, Crystal Kaye Poe-Cote, their heirs and assigns, forever; and I, Evelyn F. White, married, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

John L. White hereby joins in this conveyance for the purpose of transferrring all his right, title, and interest in said property, marital or otherwise.

Witness our hands this the 29th day of July, 1996.

Evelyn F. White
Evelyn F. White

John L White
John L. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evelyn F. White and husband, John L. White, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1996.

Robert M. Loffi
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,000.00.

Christal Kay Ra-Clete
AFFIANT

Subscribed and sworn to before me this 29th day of July, 1996.

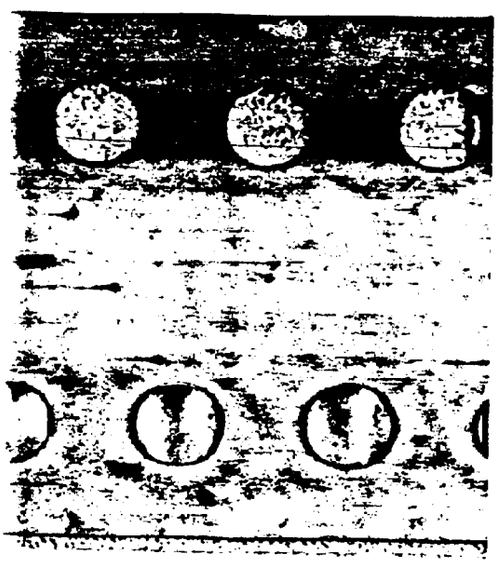
Robt M. Loffi
NOTARY PUBLIC Robert M. Loffi

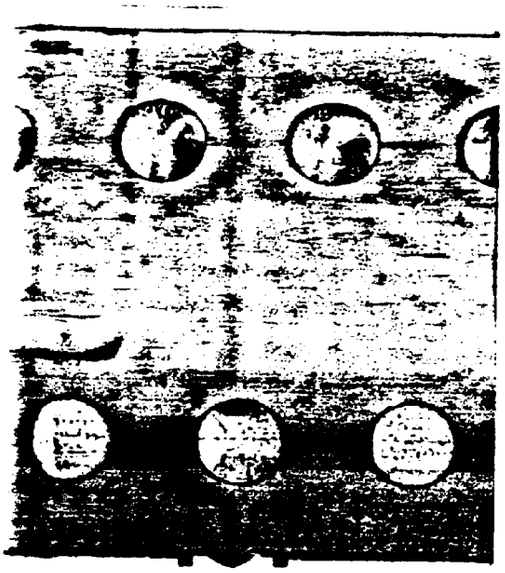
My Commission Expires: November 20, 1996

02110372
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 12:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2548 08/02 0101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 10143 PG 491

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	56000.00
			CON TX	207.20
			PRFEE	1.00
			MDEED	8.00
			TOTAL	216.20
			CHECK	216.20
08/02/96	01		13:00 0001	2548

02 10372
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 2:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1070125