FOR 10114 PG 596

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Charles Backus **Affiant** Subscribed and sworn to before me, this 1st day of August, 1996. Notary Public My Commission Expires: 3/22/98

Address New Owner As Follows: Charles Backus and wife, Anne B. Backus 1010 Noelton Lane Nashville, TN 37204	Send Tax Bills To: Union Planters Bank of Middle TN 401 Union Street Nashvile, TN 37219-2588	Map-Parcel Number: Map 118-09-030 16DA 06235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANA R. KING, NOW EVANS AND HUSBAND, DENNIS WARREN EVANS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLES BACKUS AND WIFE, ANNE B. BACKUS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwestern part of Lot No. 15 in O. F. Noel's Subdivision, said subdivision being known as Noelton, more particularly described according to a plat and survey made August 2, 1922, by W. B. Southgate, as follows:

Beginning at a stake in the north margin of Noelton Lane, formerly 5th Street, at the southeast corner of Littleton's, formerly Durrett's lot; running thence with the north margin of Noelton Lane, eastwardly 155 feet to a stake which is the southwest corner of the lot conveyed to Ella March DeFort; thence at right angles, northwardly, with the said DeFort lot, 204 feet to a stake; thence; westwardly 163 feet 6 inches to a stake, the northeast corner of said Littleton's lot; thence with the line of the Littleton lot, southerly 200 feet to the beginning.

Being the same property conveyed to Jane R. King by deed from A. N. Abernathy and wife, Gay Sanders Abernathy of record in Book 6282, page 80, Register's Office for Davidson County, Tennessee; the said Jane R. King having since married, now being Jane R. King Evans.

This conveyance is made subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 1010 Noelton Avenue, Nashville, TN 37204.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of August, 1996.

Jana R. King Evans

Jana R. King Evans

Dennis Warren Evans

Dennis Warren Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANA R. KING EVANS**, the within named bargainor, 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 1st day of August, 1996.

Notary Public

My Commission Expires: 3/22/98

96 AUG -2 PM 4:06
REGISTER
DAVIDSON COUNTY, TN.

02210634
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF Sevier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS WARREN EVANS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

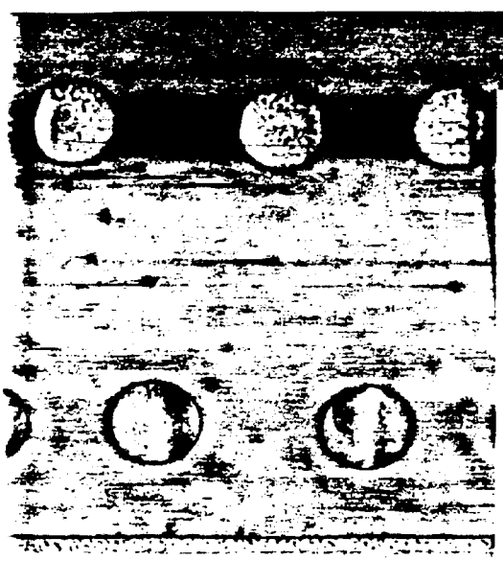
WITNESS my hand, at office, this 30th day of July, 1996.

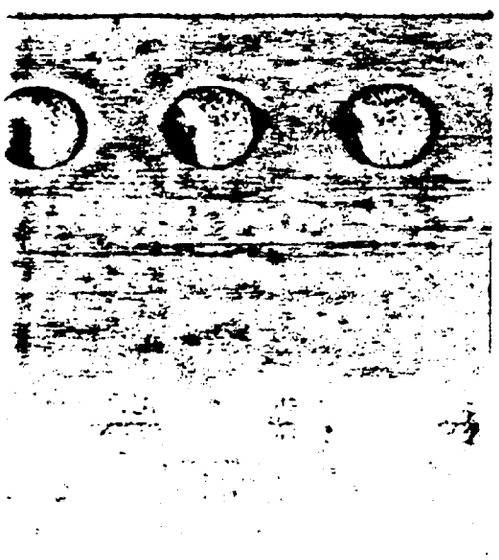
Notary Public

My Commission Expires: 10/20/98

2815 08/02/96 0001 03CHECK 1063.50

0034890.01





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 598

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 285000.00
				CON TX 1054.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1063.50
				CHECK 1063.50
			08/02/96 01	16:11 0001 2815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210634
IDENTIF. # REFERENCE

96 AUG -2 PM 4:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1070391