Bx 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE BOOK 10234 PG 750
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00
Patricia Ann Tuggle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ann Tuggle	OWNER	150-9
(NAME)	(NAME)	
3304 Calais Circle		A23
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		20X08123
(CITY) (STATE) (ZIP)	(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, Estate of Linda Sue Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Ann Tuggle

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 Lot No. 177 on the Plan of Forest View Park Section 7 of record in Plat Book 6900, Page 162 and amended in Book 8421, Page 990, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Q. Jones and wife, Linda Sue Jones by Fox Ridge Homes, Inc. of record in Book 8642, Page 124, and further conveyed to the Estate of Linda Sue Jones by Michael Q. Jones by deed recorded herewith and transfered by the Estate persuant to court order authorizing the sale in dockett No. 96P-1414.

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

96 OCT 23 PM 1:37
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3358 10/23 0101 03CHECK 345.70

Unimproved ( )
Improved (XX) property, known as 3304 Calais Circle, Antioch, TN 37013
(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 18th day of October 1996

Estate of Linda Sue Jones

By: M B Sunderland Jr. Executor

BOOK 1023 PG 751

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 Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared M B Sunderland - Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Linda Sue Jones the within named bargainor, ~~and corporation~~, and that he as such Executor and M. B. Sunderland, Jr. 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 _____~~.

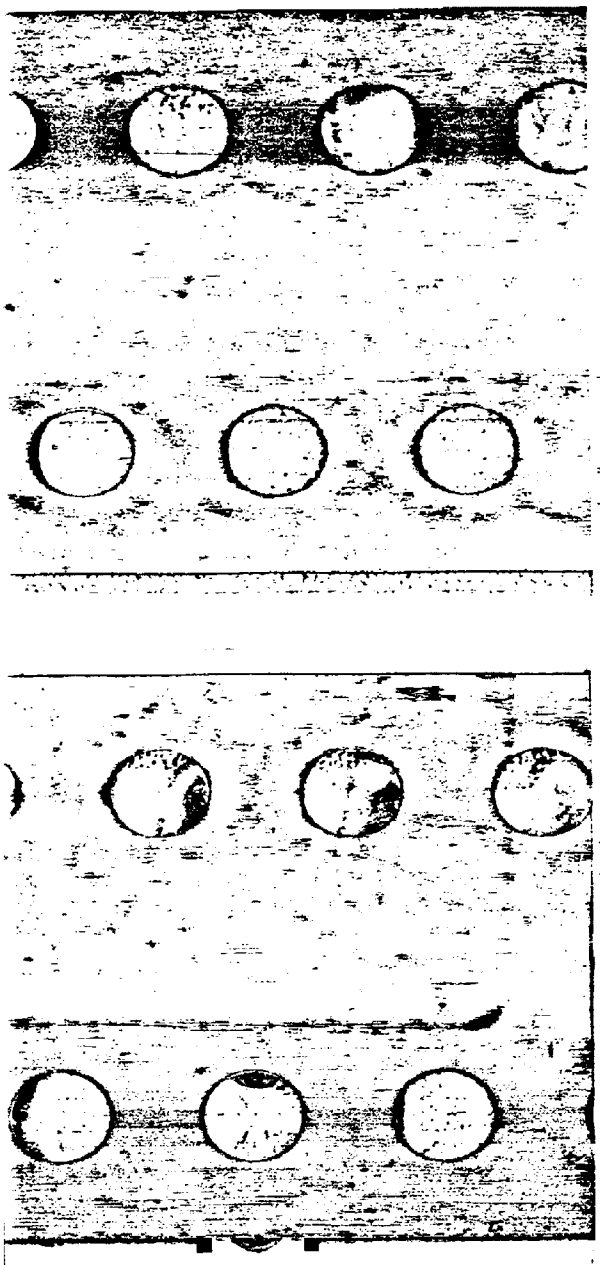
Witness my hand and official seal at office at Nashville Tenn. on this the 18th day of October 19 96 .

My commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

TN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10234 PG 752

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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

10/23/96 01 13:38 0001 3358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239200
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080338

No [redacted]