BOX #19B
G#96-10-11K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10235 PG 328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
STEVEN G. MEINBRESSE (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE COMPANY, INC. (NAME)	MAP 115-13
805 Rodney Drive (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 029
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	FB #08DZ-61780

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, I ~~XXX~~ LOIS SUGAR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN G. MEINBRESSE AND WIFE, JILL K. KLEIN

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. 216 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee, and part of a street formerly known as Harriswood Drive, closed by Ordinance of the Metropolitan City Council of Nashville, Davidson County, Tennessee, No. 084-346, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lois Sugar and husband, David Collin, as tenants by the entirety, by Deed from Overton Lea, Jr., and wife, Linda G. Miles Lea, of record in Book 8061, Page 849, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Judgement of record in Minute Book 153A, Page 784, Docket No. 93D-1150, in the Fourth Circuit Court for said County. The said property was further conveyed to Lois Weiss Sugar, by Quitclaim Deed from David M. Collin, of record in Book 9340, Page 831, Register's Office for Davidson County, Tennessee.

LOIS Sugar being one and the same person as Lois Weiss Sugar.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 805 Rodney Drive, Nashville, TN 37205
(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 22nd day of October 1996

LOIS SUGAR

DCTN01WC

BOOK 10235 PG 329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOIS SUGAR, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 19 96.

Commission expires July 24, 1999

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

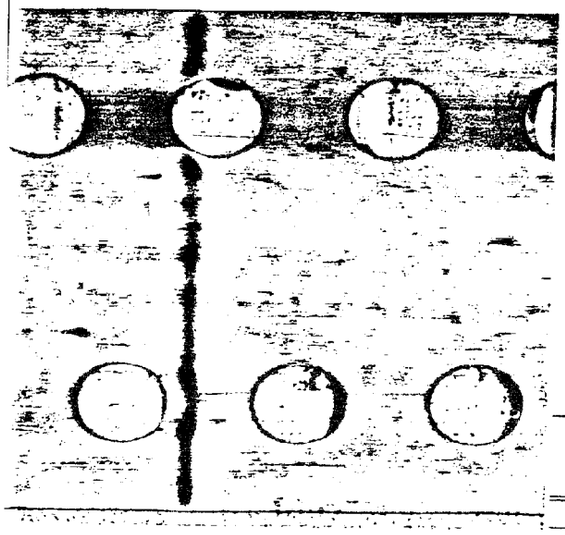
LEGAL DESCRIPTION CONTINUATION

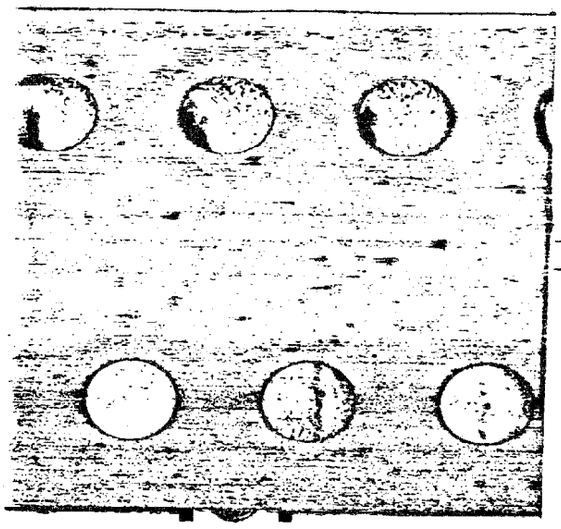
utilities applicable to this property; an easement for shared concrete access across the northeasterly line of the subject property along the former Harriswood Drive, as shown on a mortgage loan inspection by John B. Kohl, III, Tennessee Registered Surveyor, No. 100, dated October 9, 1996, and as described by Ordinance of the Metropolitan City Council of Nashville, Davidson County, Tennessee, No. 084-346; and taxes for the current year which have been prorated and were paid at closing by the Grantor herein.

0239362
IDENTIF. & REFERENCE

96 OCT 24 AM 8:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3532 10/24 0:01 03CHECK 671.30





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

RECEIVED OF _____

FOR _____

BOOK 10235 PG 330

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 179000.00
CON TX 662.30
PRFEE 1.00
WDEED 8.00
TOTAL 671.30
CHECK 671.30

10/24/96 01 08:59 0001 3532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239362
IDENTIF. # REFERENCE

96 OCT 24 AM 8:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080509

No. [redacted]