WARRANTY DEED

BOOK 10237 PG 960

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 9/22/97
(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
James W. Quinton	Source One Mortgage Services	MAP 61-15
(NAME)	(NAME)	
1204 Norvell Avenue	27555 Farmington Road	PARCEL 244
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Farmington Hills, MI 48334-3357	15D 18840
(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, Ginger Leigh Pickel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Quinton

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. 69 on the Plan of M. N. Youngs Inglewood Annex, of record in Book 547, page 197, said Register's Office.

Said Lot No. 69 fronts 50 feet 1 inch on the southerly side of Norvell Avenue and extends back 150 feet between parallel lines.

Being the same property conveyed to Sally R. McCarter and Ginger Leigh Pickel by deed from Lynn K. Luther (Cannon) of record in Book 8287, page 492, and re-recorded in Book 9509, page 771, and to Ginger Leigh Pickel by deed from Sally R. McCarter Ronald (formerly Sally R. McCarter) of record in Book 9509, page 773, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 782, page 64, said Register's Office.

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

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

unimproved ( )
This is improved (X) property, known as 1204 Norvell Avenue, Nashville, TN 37216
(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 24th day of October 19 96

Ginger Leigh Pickel

Ginger Leigh Pickel

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 Ginger Leigh Pickel

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 Nashville Tennessee, this 24th day of October 19 96.

Commission expires 11/22/97

NOTARY PUBLIC
DAVIDSON COUNTY

Laura A. Beasley
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 _____

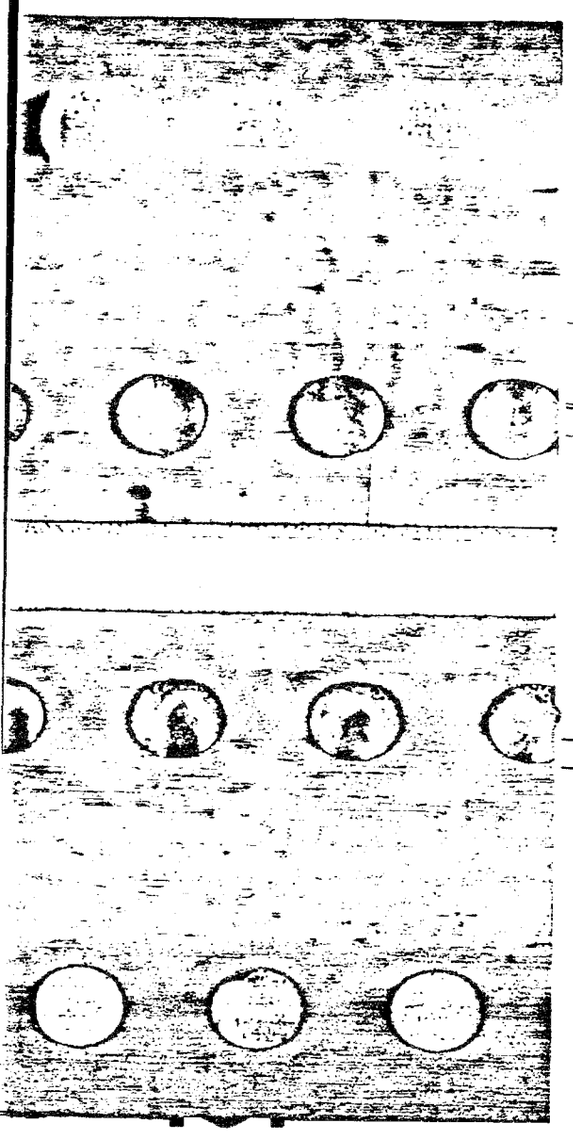
_____
Notary Public

02402 78
IDENTIFICATION REFERENCE

96 OCT 28 AM 8:54

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT 10.23 1.01 3SCHECK 290-20



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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 952

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
				CONT 78000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
			10/28/96 01	08:54 0001 4511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 40278
IDENTIF. # REFERENCE

96 OCT 28 AM 8:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081473

No [redacted]