BOOK 10261 PG 205

B-1 29

STATE OF TENNESSEE
COUNTY OF Davidson

1914-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,423.08

Samuel A. Stratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF November 19 96.

Notary Public

MYLYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Stratton	Security Financial and Mortgage	118-01-302.00
(NAME)	(NAME)	
4506 Helmwood Drive	12444 Powerscourt Drive, #140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	St. Louis, MO 63131	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Annie Jacqueline Woods, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel A. Stratton and wife, Nancy E. Stratton

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:

See exhibit A attached hereto and made a part hereof.

0247154
IDENTIF. & REFERENCE

96 NOV 18 AM 9:18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 912 Montrose 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 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 her hand this 12th day of November, 19 96.

Annie Jacqueline Woods

Annie Jacqueline Woods

1914-H

BOOK 10261 PG 206

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Annie Jacqueline Woods, unmarried the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that D. she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of November, 19 96.

My commission expires_____

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

File No.: 1914-H

ATTACHMENT

BOOK 10261 PG 207

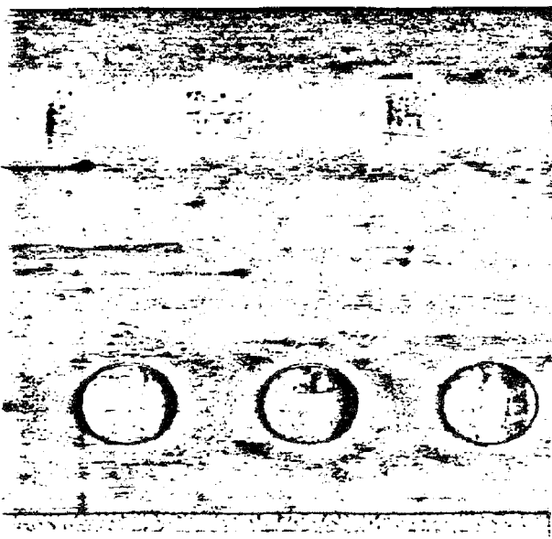
Land in Davidson County, Tennessee, being Lot No. 98 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

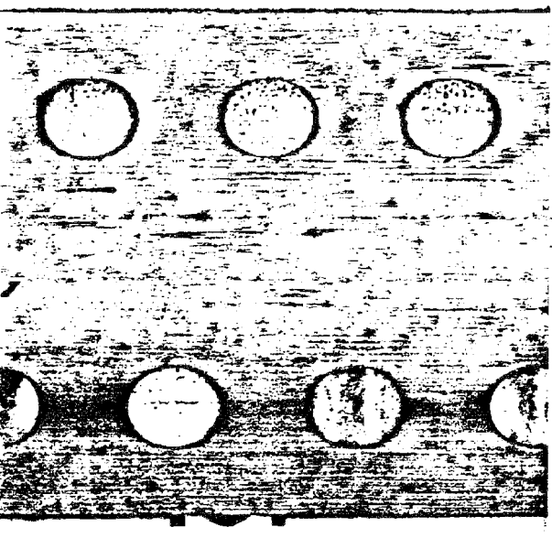
BEING the same property conveyed to Annie Jacqueline Woods by deed from Rufus Davidson, Jr., filed of record in Book 9401, page 569, also acquired by instrument of record in Book 6996, page 314, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6996, page 317, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agee(s) to pay.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

1952 11/18 0101 03CHECK 277-27





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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 208

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	71423.08
CON TX	264.27
PRFEE	1.00
WDEED	12.00
TOTAL	277.27
CHECK	277.27

11/18/96 01 09:37 0001 1952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247154
IDENTIF. ↑ REFERENCE

96 NOV 18 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088826