WARRANTY DEED

RE-RECORD BOOK 10291 PG 896

N1196-939L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Y. Hunter	SunTrust Bank, Nashville, N.A.	MAP 59.14
(NAME)	(NAME)	
3824 Crouch Drive	P.O. BOX 305110/7TH FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207 ~~37218~~	NASHVILLE, TN 37230	PARCEL 167
(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, Ausbon Jefferson Starling, Jr. and wife, Marieta S. Starling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veronica Y. Hunter, unmarried

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. 165 on the plan of Haynes Manor Section 1, od record in Plan Book 3600, page 85, Register's Office for said County.

SAID Lot No. 165 fronts 65.0 feet on the northeasterly margin of Crouch Drive and extends back 152.0 feet on the northwesterly line and 152.8 feet in the southeasterly line to a broken line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to Ausband J. Starling and wife, Marieta S. Starling by deed from Robert Lee Baugh and wife, Ella Kathryn Baugh of record in Deed Book 4881, Page 686, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3829, Page 720, Register's Office for said County. Said restrictions has since been amended in Book 3840, page 404, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 3824 Crouch Drive, Nashville, Tennessee 37207 ~~37218~~
(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 our hand s this 21st day of November 19 96

Ausbon Jefferson Starling, Jr.

Marieta S. Starling

BOOK 10283 PG 80

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 Ausbon Jefferson Starling, Jr. and wife, Marlena S. Starling

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of November 1996.

Commission expires November 28, 1998

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

RE-RECORD

BOOK 10291 PG 897

RE-RECORD

0256259
IDENTIF. ↑ REFERENCE

96 DEC 16 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2884 12/06 0101 03CHECK 283.54

0253397
IDENTIF. ↑ REFERENCE

96 DEC -6 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6156 12/16 0101 03CHECK 8.00