3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF December, 96

Notary Public

MY COMMISSION EXPIRES: 12/20/1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCB-ATTY-96-879

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Rudy (NAME)	Southeastern Mortgage (NAME)	MAP 4-14-G
48 Wyn Oak (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 37
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (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, Andrew E. Marshall and wife, Janet C. Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Frances Rudy, a married person

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:

Being Lot No. 116 on the Plan of Whitworth, Phase 1, as of record in Plan Book 7900, Pages 140 through 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew E. Marshall and wife, Janet C. Marshall by deed from Rochford Realty and Construction Company, Inc., a Tennessee corporation, of record in Deed Book 8481, page 832, Register's Office for said County, and by deed from Third National Bank, in Nashville, of record in Book 8393, Page 944, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8026, page 305, Register's Office for said County, amended in Book 8047, page 243, in Book 8282, page 45, and in Book 9778, page 27, Register's Office for said County.

This conveyance is subject to Deed of Conveyance for Sewer line of record in Deed Book 8486, page 311, Register's Ofice for said County.

This conveyance is subject to Deed of Conveyance for Water main of record in Deed Book 8486, Deed Book 315, Register's Office for said County.

This conveyance is subject to Quitclaim to HOA for common areas and roadways of record in Deed Book 9778, page 29, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 48 Wyn Oak, Nashville, Tennessee 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 our hand s this 17th day of December 19 96

Andrew E. Marshall

Janet C. Marshall

BOOK 10304 PG 126

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 Andrew E. Marshall and wife, Janet C. Marshall

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 Brentwood, Tennessee, this 17th day of December, 19 96.

Commission expires 12/20/1999

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

0123 12/30 0101 03CHECK 1463.10

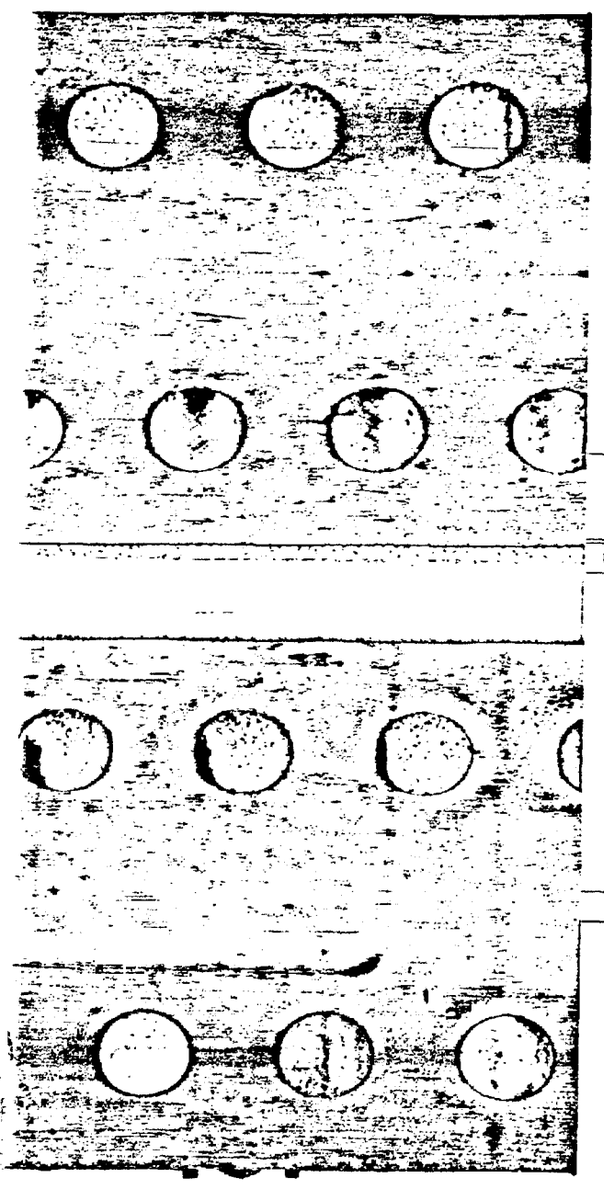
IDENTIF. & REFERENCE

96 DEC 30 PM 12:23

DAVIDSON COUNTY, TN.

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 10304 PG 127

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 393000.00
				CON TX 1454.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1463.10
				CHECK 1463.10
			12/30/96 01	12:25 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025981 4
IDENTIF. & REFERENCE

96 DEC 30 PM 12: 23

REGISTER
DAVIDSON COUNTY, TN.

No. 1102677