BOOK 10325 PG 737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet L. Pulsford (NAME)	Chase Manhattan Mortgage Corp. (NAME)	118-9-141
1002 Sutton Hill Road (ADDRESS)	1901 Roxborough Rd., Suite 300 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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, Renita Jean Weems and husband, Martin L. Espinosa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet L. Pulsford, married

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 attached Exhibit "A"

0265936
IDENTIF. ↑ REFERENCE

97 JAN 22 AM 10:02
PAM Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6715 01/22 0101 03CHECK 645.70

unimproved ( )
This is improved (X) property, known as 1002 Sutton Hill Road, Nashville, TN 37204
(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 January, 19 97

Renita Jean Weems

Martin L. Espinosa

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 Renita Jean Weems and husband, Martin L. Espinosa

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 17th day of January, 1997.

Commission expires 7/24/99

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

BOOK 10325 PG 739

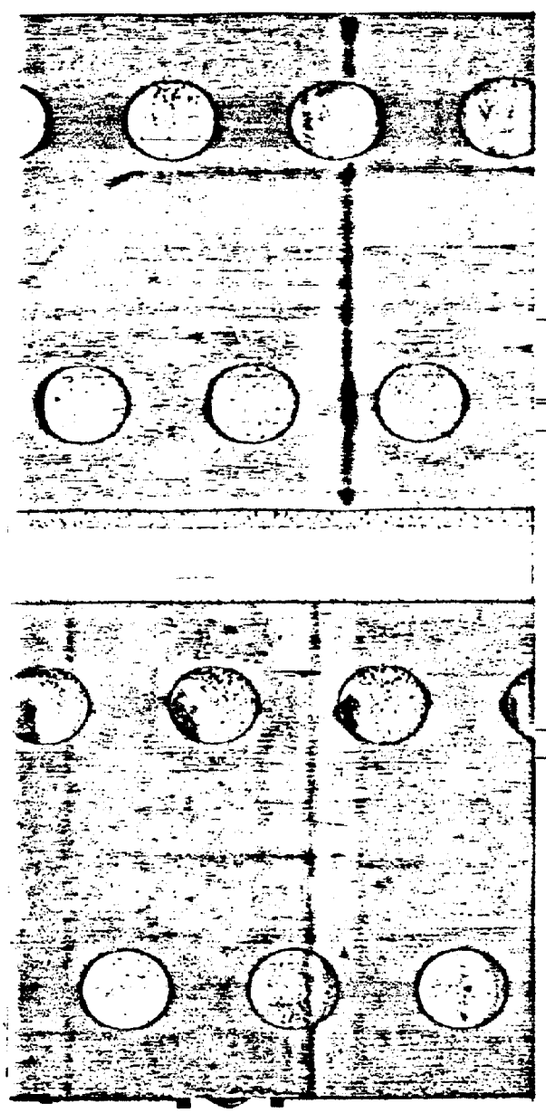
Exhibit "A"

Land in Davidson County, Tennessee, being part of Lots 6 & 7 of Block "F" on the Map of Battlefield Estates, Section No. 2, recorded in Book 843, Page 108, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Sutton Hill Road, 110 feet West of the northwest intersection of said Road and Craig Avenue, being the southwest corner of part of Lot No. 7 conveyed to Edith L. S. Cox by deed from C. B. Kelley of record in Book 1077, page 521, said Register's Office; thence along Cox's westerly line, crossing the common line of Lot 6 and 7, at 66.63 feet, in all along said line 169.83 feet to a point in the line between Lots Nos. 5 and 6; thence with the line between said lots westerly 22.8 feet to an iron pin, the common corner of Lots Nos. 4, 5, 6 and 7; thence southwesterly across Lot No. 7, 87.5 feet to a point in the common line of Lots Nos. 3 and 7, wich is 33 feet South of the common westerly corner of Lots Nos. 4 and 7; thence with the line between Lots Nos. 3 and 7, southerly 116.5 feet to a point in the north margin of Sutton Hill Road, the common southerly corner of Lots Nos. 3 and 7; thence with the said margin of said road, easterly 70 feet to the beginning.

Being the same property conveyed to Renita Jean Weems by deed from Kenneth M. Smith and Mary Ann Armbruster Smith of record in Book 7903, page 726, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10325 PG 740

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 171000.00
CON TX 632.70
PRFEE 1.00
WDEED 12.00
TOTAL 645.70
CHECK 645.70

01/22/97 01 10:05 0001 6715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265936
IDENTIF. # REFERENCE

97 JAN 22 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1109700