Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6085

BOOK 10409 PG 464

MAP/GROUP/PARCEL
052-01-0-A/109.00 CO

NEW OWNER'S NAME AND ADDRESS:
Richard A. Sterban
109 Coventry Woods Drive
Madison, TN 37115

SEND TAX BILLS TO:
FT Mortgage Companies,
DBA Sunbelt National Mtg.
2974 LBJ Freeway, Suite 200
~~Dallas, TX 75234~~

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Blanche I. Chaffee, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Richard A. Sterban, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Unit 109 on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in Exhibit C of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

The subject property is improved property commonly known as 109 Coventry Woods Drive, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9141, Page 968, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Blanche I. Chaffee

Blanche I. Chaffee

7001 04/08 0101 03CHECK 223.60

97 APR -8 AM 9:25

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0292201

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Blanche I. Chaffee, unmarried, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of March, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $58,000.00.

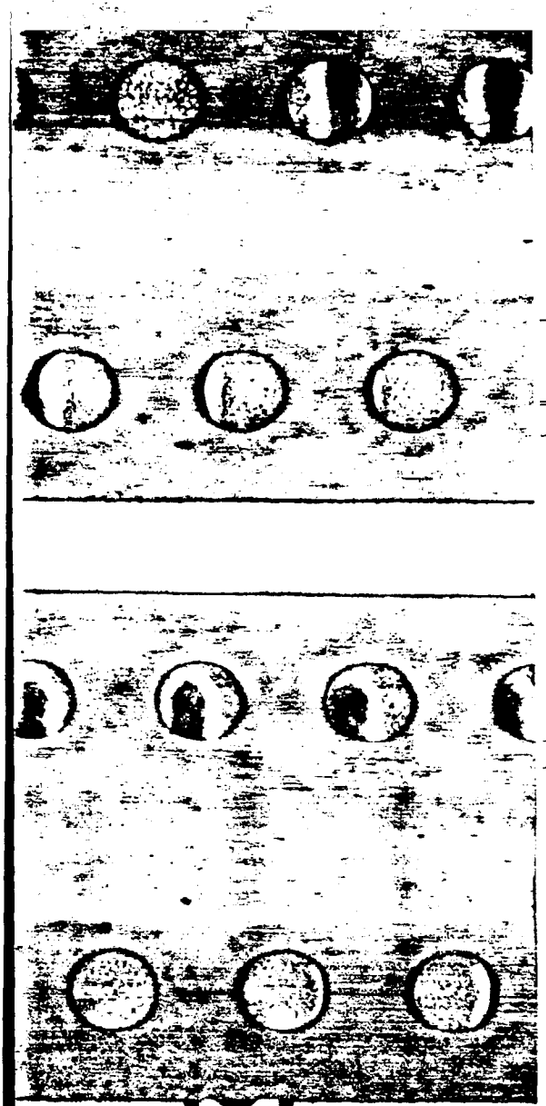
AFFIANT

Sworn to and subscribed before me, this the 26th day of March, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

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



RECEIVED OF _____

FOR _____

BOOK 10409 PG 466

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 58000.00
				CON TX 214.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.60
				CHECK 223.60
04/08/97	01			09:26 0001 7001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292201
IDENTIF. # REFERENCE

97 APR -8 AM 9:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1137230