52

WARRANTY DEED

BOOK 10512 PG 843

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DWAYNE MORGAN
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
My Appt. Expires November 12, 2000

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus W. Marsh (NAME)	SunTrust Mortgage, Inc. (NAME)	81-14-138
2307 Hammond Drive (ADDRESS)	P.O. Box 105277 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5277 (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, Jim M. Cotton and wife, Helen S. Cotton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus W. Marsh

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. 61 on the Revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 24th Avenue North at the corner of Lots Nos. 61 and 62; thence with the line between said lots easterly 75 feet to the corner of Lot No. 60; thence with the line between Lots Nos. 60 and 61; northerly 90.7 feet to the south margin of Hammond Drive; thence with the margin of the same westerly 55 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.4 feet to the east margin of 24th Avenue North; thence with the margin of the same southerly 70 feet to the point of beginning.

Being the same property conveyed to Jim M. Cotton and wife, Helen S. Cotton by deed from AJAX Development Company of record in Book 2636, page 51, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 2307 Hammond Drive, Nashville, TN 37208
(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 16th day of June 19 97

Jim M. Cotton

Jim M. Cotton

Helen S. Cotton

Helen S. Cotton

BOOK 12512 PG 844

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim M. Cotton and wife, Helen S. Cotton

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 16th day of June 19 97.

Commission expires NOV 12, 2000

Notary Public

DWAYNE MORGAN
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
My Appt. Expires November 12, 2000

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 Nov 12, 2000

Notary Public

DWAYNE MORGAN
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
My Appt. Expires November 12, 2000

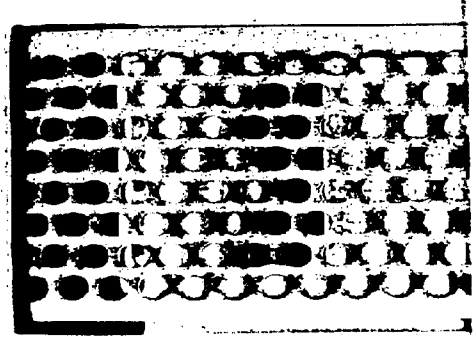
0321789

IDENTIF. & REFERENCE

97 JUL -1 PM 1:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9562 07/01 0101 03CHECK 212.50



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

RECEIVED OF _____

FOR _____

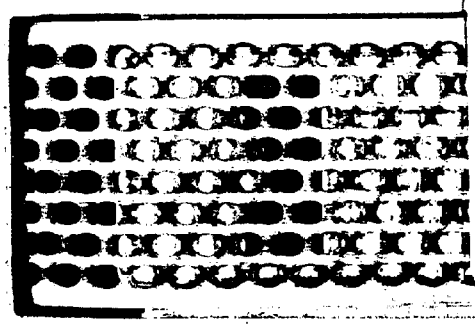
BOOK 10512 PG 845

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50
07/01/97 01 13:24 0001 9562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03211789
IDENTIFYING REFERENCE

97 JUL -1 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169346