RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35927)

BOOK 10610 PG 612

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 39213
Dav. Co. File: Box 8

97 SEP 16 PM 2:58
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
034907 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Russell Lauderdale 2711 Sunset Place Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 104-15-99 24W 9860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 279900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet (shown in error as Janek) K. LeCornu and spouse, Mark A. LeCornu,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Russell Lauderdale, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 16 on the map of Sunset Park Subdivision, of record in Book 332, page 132, said Register's Office.

SAID part of Lot No. 16 fronts 50 feet on the southerly margin of Sunset Place, formerly B Street, and extends back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Janek [Janet] K. LeCornu and husband, Mark A. LeCornu, by deed from Ruby H. Sandefur, unmarried, of record in Book 6434, page 11, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2711 Sunset Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 1997.

Janet K. LeCornu **Mark A. LeCornu**

State of Tennessee
County of Davidson

On this 11th day of September, 1997, before me the undersigned authority, personally appeared **Janet K. LeCornu** and **Mark A. LeCornu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 279900.00

Affiant

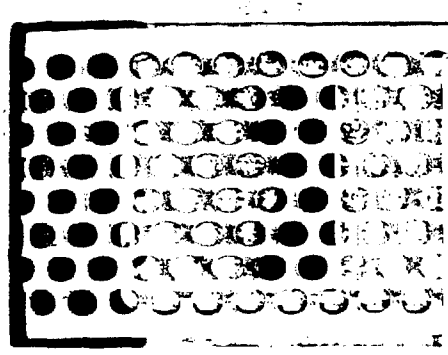
Sworn and subscribed before me on the 11th day of September, 1997.

Notary Public

My Commission Expires: 11/28/98

FRANK L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9198 09/16 0101 CHECK 1044.62



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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 614

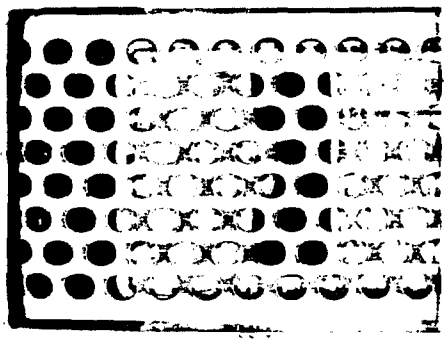
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 0.00
TOTAL 1044.63
CHECK 1044.63

~~07/16/97 01 14157 0001 9198~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03490 78
IDENTIF. # REFERENCE
97 SEP 16 PM 2:58
REGISTER
DAVIDSON CO., TN.

No. 1198625