274

BOOK 10655 PG 175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTINA M.M. RIBBONS (NAME)	New Owner (NAME)	MAP & PARCEL
5513 TENNESSEE AVENUE (ADDRESS)	(ADDRESS)	91-6-282
NASHVILLE, TENNESSEE 37209 (CITY) (STATE) (ZIP)	(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, SOUTHERN FINANCIAL, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINA M.M. RIBBONS

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:

Land in Davidson County, Tennessee, being Lots Nos. 1422 and 1424 of Block No. 201 on the Map showing the extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Said Lots Nos 1422 and 1424 front together 60 feet on the southerly side of Tennessee Avenue and extend back between parallel lines, with the easterly margin of 56th Avenue, North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Southern Financial, Inc. by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 10619, page 514, Register's Office for Davidson County, Tennessee.

0361757
IDENTIFICATION REFERENCE

97 OCT 23 AM 8:29
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2812 10/23 0101 03CHECK 216.20

unimproved ( )
This is improved (X) property, known as 5513 TENNESSEE AVENUE, NASHVILLE, TENNESSEE 37209
(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 my hand this 16th day of October 19 97

SOUTHERN FINANCIAL, INC.

By:

Sam Hawkins, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

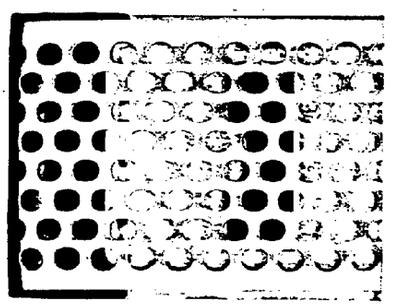
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sam Hawkins and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the SOUTHERN FINANCIAL, INC the within named bargainor, and corporation, and that he as such President 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 Sam Hawkins as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 16th day of October 1997.

My commission expires 1-24-98 Mabel E Strange
Notary Public

MABEL E. STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10655 PG 177

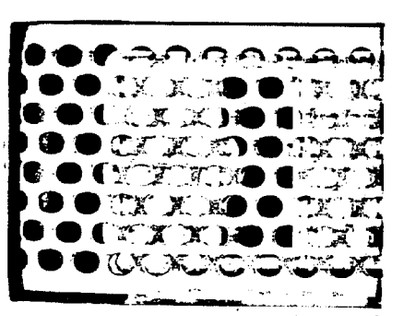
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

10/23/97 01 08:38 0001 2812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0361757
IDENTIF. # REFERENCE

97 OCT 23 AM 8:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212080