BOOK 10701 PG 611

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36166)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21st DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia G. Human (NAME)	FT Mortgage Companies dba First (NAME)	83-5-271
1201 Eastland Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	23W-11055
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Paul H. Balch and George F. Sudberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia G. Human

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. 1 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 26 and 37 and part of Lot No. 27 in Edgewood of record in Plat Book 421, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 and part of Lot No. 27 front together 75.0 feet along the easterly side of North 12th Street and extend back 196.4 feet along the northerly side and 185.5 feet along the southerly side to a rear line measuring 72.0 feet thereon.

BEING the same property conveyed to Paul H. Balch and George F. Sudberry by deed from Paul H. Balch of record in Book 9140, Page 298; and by deed from Calvin Bradford Tilford and Joe H. Woods of record in Book 9106, Page 588, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

and improved property known as
This is improved property known as 1201 Eastland Avenue, Nashville, TN 37206
(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 21st day of November, 19 97

X Paul H. Balch
Paul H. Balch

X George F. Sudberry
George F. Sudberry

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

BOOK 10701 PG 612

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 Paul H. Balch and George F. Sudberry

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 21st day of November, 19 97.

Commission expires 7/25/98

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

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE ALAN D. MAZER

97 DEC -1 PM 1:45

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

0374690

IDENTIFICATION/REFERENCE

5190 12/01 0101 03CHECK 560.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10701 PG 613

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

CAHT

147000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

12/01/97 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03746690

IDENTIFICATION REFERENCE

97 DEC -1 PM 1:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226024