0421239

IDENTIF. # REFERENCE

BOOK 10871 PG 398

98 APR -3 PM 12:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-2000

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. MORALES 203 OVERBY DRIVE ANTIOCH, TN 37013	CHASE MANHATTEN MTG. CORP. P.O. BOX 11740 MONROE, LA 71211	MAP 148.07 PARCEL 49

FOR AND IN 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,

DEBBIE MULLINS AKA DEBBIE M. LESTER, UNMARRIED

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

DAVID R. MORALES, UNMARRIED

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 LOT NO. 863, PLAN OF CHEROKEE HILLS, SECTION 8, AS OF RECORD IN BOOK 3700, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 863 FRONTS 70 FEET ON THE WESTERLY SIDE OF OVERBY DRIVE AND RUNS BACK BETWEEN LINES, 160 FEET ON THE NORTHERLY SIDE LINE AND 120 FEET ON THE SOUTHERLY SIDE LINE TO A BROKEN LINE AT THE REAR, MEASURING 92.1 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO SID B. LESTER AND WIFE, DEBBIE M. LESTER BY DEED FROM RICHARD L. WORKING AND WIFE, JANIS C. WORKING DATED MAY 14, 1976, OF RECORD IN BOOK 5026, PAGE 308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN DEBBIE MULLINS, SINGLE, BY QUITCLAIM DEED FROM SIDNEY LESTER, DATED FEBRUARY 25, 1983, OF RECORD IN BOOK 6013, PAGE 442, SAID REGISTER'S OFFICE. THE SAID DEBBIE MULLINS AND DEBBIE M. LESTER ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. 1998 taxes and subsequent years constitute a lien although not yet due and payable.
2. Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 154, Register's Office for DAVIDSON County, Tennessee, including but not limited to A 30' MINIMUM BUILDING SETBACK LINE ALONG THE FRONT, A 10' EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES ALONG THE REAR LINE AND A 2 1/2'X 25' UTILITY ANCHOR EASEMENT ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY.
3. Property is subject to Restrictive Covenants contained in Book 4518, Page 495, Register's Office for DAVIDSON County, TENNESSEE.
4. Any and all restrictions, conditions and easements.

This is improved property known as: 203 OVERBY DRIVE, ANTIOCH, TN 37013
(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(s) this 31ST day of MARCH, 1998.

Debbie Mullins
DEBBIE MULLINS

Debbie M. Lester
DEBBIE M. LESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DEBBIE MULLINS AKA DEBBIE M. LESTER, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

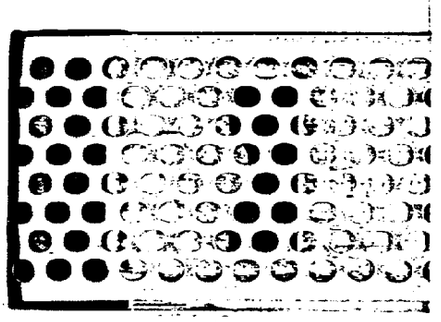
Witness my hand, at office, this 31ST day of MARCH, 1998.

Dina Fearley Ervin
NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

5443 04/03 0101 03CHECK 327.20



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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 400

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

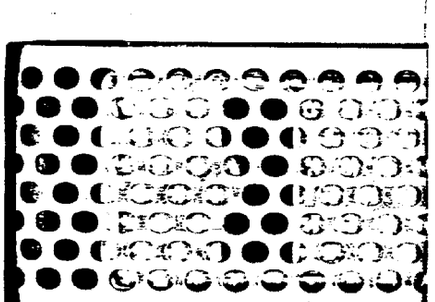
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 8000.00	
			ERR CO	
			CAMT 8000.00-	
			CAMT 86000.00	
			CON TX 318.20	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 327.20	
			CHECK 327.20	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5443

98 APR -3 PM 12:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 21 239
IDENTIF. # REFERENCE



No. 1275692