BOOK 10872 PG 610

THIS INSTRUMENT PREPARED BY:
Liberty Escrow, Inc.
417 Welshwood Drive, Suite 108
Nashville, TN 37211

Mail

ADDRESS NEW OWNER AS:

Joanne Burke
1252 McGavock Pike
Nashville, TN 37216

SEND TAX BILLS TO:

Saxon Mortgage, Inc.
4660 Cox Road
Glen Allen, VA

Map & Parcel: Map 72-7 Parcel 209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ~~we~~ I, Veronica Ann Staudt _____ have this day bargained and sold and do hereby sell, transfer and convey unto Joanne Burke

the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Located in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING on the southerly margin of Maxey Lane at a point 215 feet west of the southwest corner of said Lane and Glenmeade Drive· thence with said Lane, north 87 degrees 10' west 90 feet; thence south 17 degrees 5' west 276 feet; thence eastwardly 100 feet; thence northwardly 292.2 feet to the beginning.

BEING the same property conveyed to Richard L. Staudt, Doris J. Staudt and Veronica Ann Staudt by deed of record in Book 5294, page 129, said Register's Office. The said Richard L. Staudt and Doris J. Staudt both now being deceased.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
042166

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that we have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS on the date contained in the notary acknowledgement below.

X Veronica Ann Staudt (unmarried)
Veronica Ann Staudt

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Veronica Ann Staudt, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 9th day of March, 1998.

My Commission Expires:
6-13-98

Patsi B Greg
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.
My Commission Expires 6-13-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 95,000.00.

Joanne Rushe
Affiant

Sworn to and subscribed to before me this 9th day of March, 1998.

My Commission Expires:
6-13-98

Patsi B Greg
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.
My Commission Expires 6-13-98

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

RECEIVED OF _____

FOR _____

BOOK 10872 PG 612

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

04/03/98 01 15:55 0001 5271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04211664
IDENTIF. ↑ REFERENCE
98 APR -3 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276119