BOOK 10905 PG 85

55B

WARRANTY DEED

KIMBERLY R. TURNER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: February 18, 2001
(AFFIX SEAL)

N1197-663L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Davis (NAME)	First Trust Mortgage (NAME)	MAP 172-3B
5849 Woodlands Avenue (ADDRESS)	6525 Quail Hollow #300 (ADDRESS)	PARCEL 84
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, James H. Sherrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Davis and wife, Judy A. Davis

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 all of Lot No. 84 on the Plan of The Woodlands, Phase 2, as shown by plat and survey of record in Plat Book 6900, Page 635, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James H. Sherrod by deed from Craig S. Mabrey and wife Amy R. Mabrey of record in Deed Book 10181, Page 857, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7334, Page 109 and amended and restated in Book 7408, Page 250 and further amended in Book 7516, Page 37 and Book 8464, page 463 and Book 8622, Page 390, Book 8634, Page 225 and re-recorded in Book 8634, Page 676, Register's Office for said County. SEE ALSO Book 6710, Page 495; Book 7336, Page 3; Book 8454, Page 246 and Book 8472, Page 310, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 5849 Woodlands Avenue, Nashville, Tennessee 37211
(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 27th day of April 19 98

James H. Sherrod
By: James H. Sherrod by Michael R. Clardy Atty. in Fact
Michael R. Clardy, Attorney-in-fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Sherrod

the bargainor _____, with whom I am personally acquainted or 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 and official seal at Brentwood, Tennessee, this 27th day of April, 19 98.

Commission expires February 18, 2001

Notary Public

NOTARY PUBLIC AT LARGE HARFORD COUNTY TENNESSEE

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

0430943

98 APR 29 AM 9:34

9918 04/29 01:01 03CHECK 57

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10905 PG 87

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
153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10
04/29/98 01 09:36 0001 9918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430943
IDENTIFICATION REFERENCE
98 APR 29 AM 9:34
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No.1286013