60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10958 PG 120

ADDRESS NEW OWNER:
Cathleen Myers
516 Stacy Square Terrace
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109

MAP **128-6**
GROUP **A**
PARCEL **516.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Emery P. Rushton and wife, April M. Rushton** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Cathleen Myers, unmarried**, hereinafter called the "GRANTEE", her 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, Tenenssee, being Lot No. 1 on the Plan of Stacy Square II, of record in Book 6250, page 159, as amended in Book 6497, page 720, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Emery P. Rushton and wife, April M. Rushton by deed from Darlene L. Pridemore of record in Book 10075, page 892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 516 Stacy Square Terrace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0445075
IDENTIF. & REFERENCE

98 JUN -2 PM 3:47
REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands this the day of , .

Emery P. Rushton

Emery P. Rushton

April M Rushton

April M. Rushton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Emery P. Rushton and wife, April M. Rushton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this day of , . MAY 22, 1998

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $99,800.00.

Cathleen Umyera

AFFIANT

Subscribed and sworn to before me on this day of , MAY 22, 1998

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 3/24/2001

4884 06/02 0101 03CHECK 378.25

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

RECEIVED OF _____

FOR _____

BOOK 10958 PG 122

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 99800.00
				CON TX 369.26
				PRFEE 1.00
				WDEED 8.00
				TOTAL 378.26
				CHECK 378.26
06/02/98	01			15:49 0001 4894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN -2 PM 3:

0445075
IDENTIF. # REFERENCE

No. 1300825