Book 10982 Page 927

WARRANTY DEED

TCH-UTC-98-1173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,900.00
ERNIE CHASE
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11th DAY OF June 19 98.
Notary Public
MY COMMISSION EXPIRES: 12-13-99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Chase, Jr. (NAME)	Southeastern Mortgage (NAME)	98-5-109
5138 Hunters Point Lane (ADDRESS)	115 29th Avenue South (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Sara M. Mercer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest L. Chase, Jr. and Sandi M. McQuiston and Allan McQuiston and wife, Gail McQuiston

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. 10A on the Plan of Zone Lot Division Lots 10, 11, 24, 46, and 47, Hunter's Point Subdivision, as of record in Plat Book 5200, Page 736, and as Amended in Plat Book 6250, Page 274, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara M. Mercer by deed from Wanda Williams, unmarried, of record in Deed Book 8167, page 937, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

98 JUN 18 PM 1:56
PAM ANDERSON REGISTER
DAVIDSON COUNTY, TN.

0452354
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 5138 Hunters Point Lane, Hermitage, Tennessee 37076
(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 11th day of June 19 98

Sara Mercer
Sara M. Mercer

BOOK 10982 PG 928

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ DALLAS
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara M. Mercer

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Hendersonville~~ Texas, ~~Tennessee~~, this 11th day of June 19 98.

Commission expires _____

_____
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 in Irving, Texas. on this the 15th day of June 19 98.

My commission expires 7-31-2000

Robert S Campbell
Notary Public

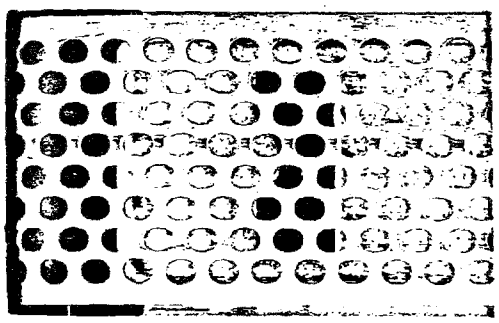
ROBERT S. CAMPBELL
Notary Public State of Texas
My Commission Expires
JULY 31, 2000

2737 06/18 0101 03CHECK 256.53

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [x] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 10982 PG 929

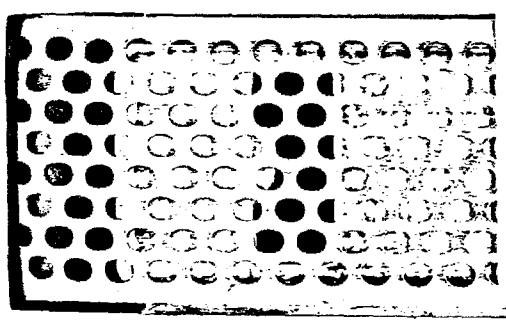
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	66900.00
CON TX	247.53
PRFEE	1.00
WDEED	8.00
TOTAL	256.53
CHECK	256.53

06/18/98 01 13:56 0001 2737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0452354
IDENTIF. # REFERENCE

98 JUN 18 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1308578