28-B

98060025

BOOK 11002 PAGE 685

THIS INSTRUMENT PREPARED BY:
Leroy Johnston Ellis IV, Attorney
306 Gay Street, Suite 200
Nashville, TN. 37201

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NUMBER:
Roger W. Fusse **4997 Algonquin Trail** **Antioch, Tn. 37013**	**SAME**	**105-7 / 64.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Laura E. Hutton, a married woman, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said Roger W. Fusse, a married man the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 in Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, Page 35, Chancery Court at Nashville, Tennessee, for said County and in Book 36, page 117, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laura E. Hutton, a married woman, by deed from Morris Davis, unmarried, of record in ~~Book 10~~905, page 993, Register's Office for ~~D~~avidson County, Tennessee.

The subject property is commerical, non-residential property and is not now, nor ever has been the principal residence of the Grantor herein.

This description is the same as the previous Deed of record

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 30th day of June, 1998.

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00.

Roger W Fusse
Affiant

Leroy J Ellis IV
Notary Public

Affix Seal

My Commission Expires: May 28, 2000

The unimproved ( ) commercial property known as 491 Humphreys Street Nashville, TN. 37203 2688 07/01 0101 03CHECK 288.50
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter:

Taxes for the current year which are prorated and assumed by the Grantee;

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 30th day of June, 1998.

Laura E. Hutton
Laura E. Hutton

98 JUL -1 PM 4:30
FELIX A. DELK, JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
04579 15

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura E. Hutton, 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 Davidson County, Tennessee, this 30th day of June, 1998.

Notary Public

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission expires: .

May 28, 2000

NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

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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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

07/01/98 01 16:30 0001 8698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457915
IDENTIF. & REFERENCE
98 JUL -1 PM 4:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1314475