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WARRANTY DEED

RECORD AND RETURN TO:

FILE BOX 7

SATURN & MAZER

(36975)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 138,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July, 98
Notary Public
MY COMMISSION EXPIRES 1/13/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Whetsel	First Trust Mortgage Company	103-4-231
(NAME)	(NAME)	
4307 Nebraska Avenue	6525 Quail Hollow Road	25W-5270
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(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, Isabel C. Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Whetsel and wife, Darlene Whetsel

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:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 15 on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Nebraska Avenue, formerly 8th Avenue, said point being 110 feet eastwardly from the easterly margin of 44th Avenue, formerly 3rd Street, and being the common corner of Lots Nos. 1 and 2 on said plan; thence east with the southerly margin of said Nebraska Avenue, 88.3 feet to the northeast corner of said Lot No. 1; thence with the easterly line of said Lot No. 1, southwardly 162.8 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 59 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the line between said Lots 1 and 2, 160 feet to the beginning.

BEING the same property conveyed to Isabel C. Fuqua by deed from Noble W. Gammon and wife, Barbara J. Gammon of record in Book 6584, Page 131, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4307 Nebraska Avenue, Nashville, TN 37209
(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 unincumbered, 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 30th day of July 98

Isabel C. Fuqua

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County and State the within named Isabel C. Fugua

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 Nashville Tennessee this 30th day of July 19 98

Commission expires 11/28/98

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 at on this the day of 19 .

My commission expires

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

04706689

93 AUG -4 PM 2:33

2340 08/04 0101 03CHECK 523.45

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	138500.00
CON TX	512.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	523.45
CHECK	523.45

08/04/98 01 14:35 0001 2340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 70689
IDENTIFICATION REFERENCE

98 AUG -4 PM 2:34

REGISTER

No. 1391037