WARRANTY DEED

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 24, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Charles Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Combs (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 32-13
1728 Autumn Ridge Drive (ADDRESS)	P.O. Box 105621 (ADDRESS)	PARCEL 73
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5621 (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, Theodis Elzie and wife, Patricia A. Elzie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Combs, unmarried

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. 52, on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Theodis Elzie and wife, Patricia A. Elzie, by deed from Albert E. Staggs and wife, Donna A. Staggs, of record in Book 9052, page 768, Register's Office for Davidson County, Tennessee.

It is hereby understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7565, page 33, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County Taxes and any subsequent years; Restrictions of record in Book 6515, page 1; and subject to all matters as shown on the plan of record in Book 5200, page 634, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1728 Autumn Ridge Drive, Nashville, TN 37207
(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 our hand s this 5th day of August 19 98

Theodis Elzie

Theodis Elzie

Patricia A. Elzie

Patricia A. Elzie

BOOK 11061 PAGE 125

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodis Elzie and wife, Patricia A. Elzie

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Cobb County, Georgia, this 5th day of August 19 98.

Commission expires Notary Public, Cobb County, Georgia. My Commission Expires May 12, 2001.

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

0473681

98 AUG 11 PM 1:25

1983 AUG 11 0101 03CHECK 29.00

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

RECEIVED OF _____

FOR _____

BOOK 11061 PAGE 426

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT [illegible]
CON T) 284.50
PRFEE 1.00
WDEED 5.00
DFEE 1.00
TOTAL 295.50
CHECK 295.50

08/11/98 01 13:26 (NOV) [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0473681
RETURN A REFERENCE
98 AUG 11 PM 1:26

No. [illegible]