BOOK 11087 PAGE 993

BOX #14A

G#12293-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LISA A. YORK	NEW SOUTH FEDERAL SAVINGS BANK	MAP 105-10-0
(NAME)	(NAME)	
2100 Grantland Avenue	1900 Crestwood Boulevard	PARCEL 314.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, Alabama 35283-0180	FB #22W-02800
(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, THERESA F. BUSH LAUZON AND JEAN LAUZON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA A. YORK, A SINGLE PERSON

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 the southerly 53 feet 2 inches of the westerly 55 feet of Block No. 9 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 57, Page 148, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C., dated July 13, 1987, as follows; to-wit:

BEGINNING on the easterly margin of Grantland Avenue at the Southwest corner of that part of said Block No. 9 conveyed to Emma M. McNabb and Mrs. Edith McNabb Sledge, by Deed from Third National Bank of record in Book 2302, Page 239, said Register's Office; thence, with the easterly margin of said Avenue, southwardly 53 feet 2 inches to the northerly margin of a 15 foot alley; thence, with same, eastwardly 55 feet; thence, northwardly 53 feet 2 inches to the Southeast corner of said McNabb and Sledge property; thence, with the southern boundary line of same, westwardly 55 feet to the BEGINNING.

BEING the same property conveyed to Theresa F. Bush, unmarried, by Deed from Ben Anderson Allen, unmarried, of record in Book 7315, Page 712, Register's Office for Davidson County, Tennessee. The said Theresa F. Bush having since married and now being Theresa F. Bush Lauzon.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 2100 Grantland Avenue, Nashville, TN 37204
(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 27th day of August 19 98

THERESA F. BUSH LAUZON

JEAN LAUZON

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 THERESA F. BUSH LAUZON AND JEAN LAUZON, WIFE AND HUSBAND

the bargainor s, 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 NASHVILLE, Tennessee, this 27th day of August, 98.

Commission expires May 27, 2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

JEAN Lauzon, spouse of the above named Theresa F. Bush Lauzon, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

3835 08/31 0101 03CHECK 343.63

98 AUG 31 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0481353

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

RECEIVED OF _____

FOR _____

BOOK 11087 PAGE 995

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 343.63
CHECK 343.63

08/31/98 01 10:05 0001 3835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481353
IDENTIFICATION REFERENCE

98 AUG 31 AM 10:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339298

8-31-98

Void

BOOK 11087 PAGE 996

BOOK 11087 PAGE 997

BOOK 11087 PAGE 998

BOOK 11087 PAGE 999

8-31-98

Void

BOOK 11087 PAGE 996

BOOK 11087 PAGE 997

BOOK 11087 PAGE 998

BOOK 11087 PAGE 999

8-31-98

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BOOK 11087 PAGE 996

BOOK 11087 PAGE 997

BOOK 11087 PAGE 998

BOOK 11087 PAGE 999

8-31-98

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BOOK 11087 PAGE 996

BOOK 11087 PAGE 997

BOOK 11087 PAGE 998

BOOK 11087 PAGE 999