WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37020)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September
Notary Public
MY COMMISSION EXPIRES
(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
Calvin Hunt	Saxon Mortgage, Inc.	72-11-26
(NAME)	(NAME)	
2917 Lee Davis Road	4880 Cox Road	15DZ-12250
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Glen Allen, VA 23060	
(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, Martha Goins and Stanley E. Davis and Opaul W. Davis, Jr. and Juanita Renee Ellison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Hunt, an unmarried man

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. 11 on the Plan of Glenmeade Subdivision, First Addition, as of record in Book 2330, Page 56, Register's Office for said County.

Said Lot No. 11 fronts 38.05 feet on the northwesterly side of Lee Davis Road and runs back between lines, 187.88 feet on the northeasterly line and 159.39 feet on the southerly line to a dead line in the rear on which it measures 113.03 feet.

BEING the same property conveyed to Martha Goins and Stanley E. Davis and Opaul W. Davis, Jr. and Juanita Renee Ellison by deed from Opaul W. Davis of record in Book 7751, Page 370, Register's Office for Davidson County, Tennessee.

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

98 SEP -3 PM 2:05
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0484126

unimproved ( )
This is improved (X) property, known as 2917 Lee Davis Road, Nashville, TN 37216
(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 1st day of September 19 98

X Martha Goins
Martha Goins

X Opaul W. Davis, Jr. by Martha Goins AIF
Opaul W. Davis, Jr. by Martha Goins as atty. in fac

X Stanley E. Davis by Martha Goins AIF
Stanley E. Davis
by Martha Goins as atty. in fact

X Juanita Renee Ellison by Martha Goins AIF
Juanita Renee Ellison
by Martha Goins as atty. in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Martha Goins [redacted].

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 1st day of September, 1998.

Commission expires 5/26/02

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

State of Tennessee
County of Davidson

On this the 1st day of September, 1998, before me personally appeared Martha Goins to me known to be the person who executed the foregoing instrument in behalf of Stanley E. Davis, Opaul W. Davis, Jr. and Juanita Renee Ellison as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Stanley E. Davis, Opaul W. Davis, Jr. and Juanita Renee Ellison.

Witness my ahand and official seal at Nashville, Tennessee, this the 1st day of September, 1998.

My Commission Expires:
5/26/02

Notary Public

ALAN D. LARGE
DAVIDSON COUNTY TENN

0728 09/02 0101 03CHECK 15%.00

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

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 892

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
			DAMT 40000.00	
			CON TX 148.00	
			PRFEE 1.00	
			MIEEI 8.00	
			CFEE 2.00	
			TOTAL 159.00	
			CHECK 159.00	
		09/03/98	01 14:06 0001 6738	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484126
IDENTIF. & REFERENCE

98 SEP -3 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342175