40-1

BOOK 11105 PAGE 910

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobie J. Lunsford (NAME)	New Owner (NAME)	MAP 96-16
720 Ortega Road (ADDRESS)	(ADDRESS)	PARCEL 187
Nashville, TN 37214 (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, Jamie Y. Cox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobie J. Lunsford, 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. 256-B, Zone Lot Division of Lots 254-257 and 259, Larchwood, Section Three, of record in Book 6250, page 454, amending Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete legal description.

Being the same property conveyed to Jamie Y. Cox and Frank C. Batson and wife, Judy W. Batson by deed from Frank Batson Quality Homes, Inc. of record in Book 6663, page 996, said Register's Office. The said Frank C. Batson and wife, Judy W. Batson subsequently conveyed their interest in the subject property to Jamie Y. Cox, single, by quitclaim deed of record in Book 6794, page 734, said Register's Office.

This conveyance is made subject to the following: (1) 1998 County Taxes, which the Grantee assumes and agrees to pay; (2) Restrictions of record in Book 6076, page 71, amended in Book 6122, page 482; and (3) All matters appearing on the Plan of record in Book 5200, page 540, amended in Book 6250, page 454, said Register's Office.

unimproved ( )
This is improved (X) property, known as 720 Ortega Road, Nashville, TN 37214
(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 my hand this 9th day of September, 19 98

Jamie Y. Cox

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 Jamie Y. Cox, unmarried

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 9th day of September 19 98.

Commission expires 1/30/2001

Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON 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

048604 1
IDENTIFICATION REFERENCE

98 SEP -9 PM 3:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8856 09/09 0101 03CHECK 273.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11105 PAGE 912

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	71000.00
			CON TX	262.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	273.70
			CHECK	273.70

09/09/98 01 15:54 0001 8856

98 SEP -9 PM 3:53

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0486041
IDENTIF. # REFERENCE

No. 1344267