22

BOOK 11226 PAGE 994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Calvin Moran Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF November, 19 98

I. DYKE TATUM
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALVIN MORAN, JR. (NAME)	FT MORTGAGE COMPANIES D/B/A	119-1-226
2210 FOX AVENUE (ADDRESS)	**FIRST TENNESSEE** (NAME) **MORTGAGE** 2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	06DA-16188
NASHVILLE, TN 37210 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, NAN S. LUFFMAN AND BOBBY WAYNE LUFFMAN AND TONYA LUFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN MORAN, JR. AND WIFE, JUANITA MORAN

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. 187, on the Plan of OVERHILL CITY AND W. H. FOX SUBDIVISION, of record in Book 332, page 21, Register's Office for said County, ~~to which plan reference is hereby made for a more complete and accurate legal description.~~ ***

* PART OF

BEING the same property conveyed to JOSEPH E. MEDLIN AND WIFE, LAURA S. MEDLIN, by deed from Miss Irma Irene Walters, of record in Book 4545, page 659, Register's Office for DAVIDSON County, Tennessee. The said LAURA S. MEDLIN predeceased JOSEPH E. MEDLIN. The said JOSEPH E. MEDLIN has since died testate; and by Will of record in Will Book 222, page 141. Probate Court for DAVIDSON County, Tennessee, subject property was devised to NAN S. LUFFMAN, BOBBY WAYNE LUFFMAN AND TONYA LUFFMAN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated November 20, 1998, 1998, made by LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

98 DEC -1 PM 1:20
REGISTER
DAVIDSON COUNTY, TN.

INSERTED FOR REFERENCE

05118468

unimproved ( )
This is improved (X) property, known as 2210 FOX AVENUE, NASHVILLE, TN 37210
(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 24th day of November 19 98

Nan S. Luffman
NAN S. LUFFMAN

Tonya Luffman
TONYA LUFFMAN

Bobby Wayne Luffman
BOBBY WAYNE LUFFMAN

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 NAN S. LUFFMAN AND BOBBY WAYNE LUFFMAN AND TONYA LUFFMAN

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 24th day of November, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

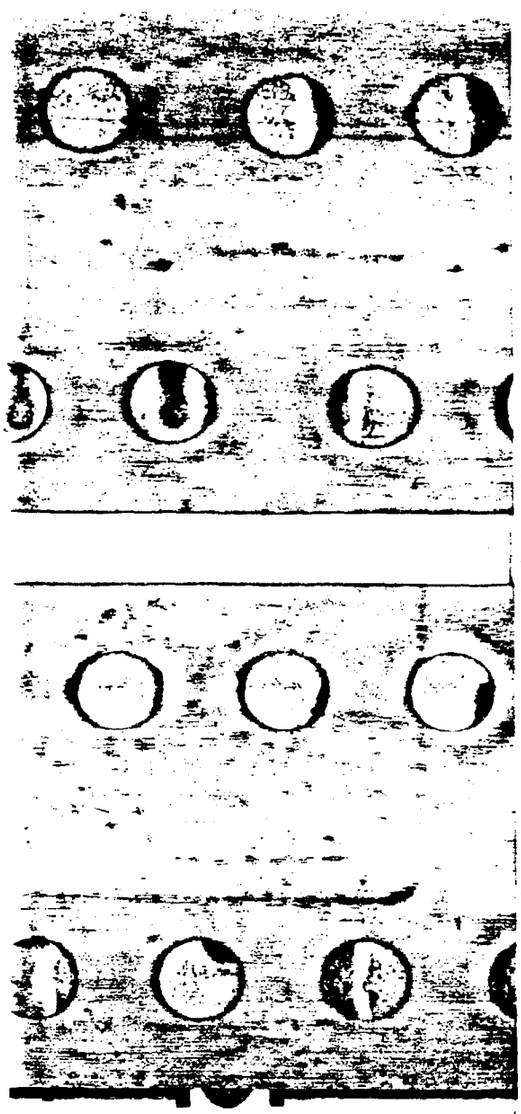
*** LEGAL DESCRIPTION CONTINUATION

Nashville, TN 37203

and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated November 20, 1998, as follows:

BEGINNING at a point on the easterly margin of FOX AVENUE, on the common boundary of Lot Nos. 187 and 188 of said Subdivision; thence along said boundary, 44 feet to a point; thence North 86 degrees 46 minutes East 107.5 feet to an alley; thence along said alley, the rear line of Lot No. 187, 33.8 feet to the common boundary of Lot Nos. 186 and 187; thence westerly 150 feet along said boundary to the easterly margin of Fox Avenue; thence southerly along Fox Avenue, 50 feet to the point of BEGINNING.

3335 12/01 0101 03CHECK 203.40



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

BOOK 11226 PAGE 906

RECEIVED OF _____

FOR _____

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	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	203.40
CHECK	203.40

12/01/98 01 13:20 0001 3335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518468
IDENTIF. # REFERENCE

98 DEC -1 PM 1:20

REGISTER
DAVIDSON COUNTY, TN.

No. 1378366