59B

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 9830 PG 817

File #
33699

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF October 19 95

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(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
Laura C. Roberts (NAME)	First Trust Mortgage Company (NAME)	105-14-2
904 Douglas Avenue South (ADDRESS)	6525 Quail Hollow Road, Ste. 300 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Harriette Susan Sullivan AND HUSBAND, JOHN KEVIN WADE PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura C. Roberts, An Unmarried 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 Lot No. 3 on the plan of Theo W. Eckhardt's Subdivision of parts of Lots Nos. 68 and 77 in Waverly Place of record in Book 421 at page 177, Register's Office for said County.

BEING the same property conveyed to Harriette Susan Sullivan by Quitclaim Deed from James Cletus Sullivan, Sr. (a/k/a Cletus J. Sullivan) and wife, Harriette J. Sullivan, and Harriette Susan Sullivan and husband, John Kevin Wade Phillips of record in Book 9830, Page 815, Register's Office for Davidson County, TN.

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

0113209
IDENTIF. ↑ REFERENCE

95 OCT 18 AM 10:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD
BOOK 11251 PAGE 618

7850 10/18 0101 03CHECK 426.92

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unimproved ( )
This is improved (X) property, known as: 904 Douglas Avenue South, 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 my hand this 6th day of October, 19 95

Harriette Susan Sullivan

John Kevin Wade Phillips

Harriette Susan Sullivan

BOOK 9830 PG 813

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 Harriette Susan Sullivan AND HUSBAND, JOHN LEON WADE PHILLIPS

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 4th day of October 19 95.

Commission expires 11/28/98

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

0525063

IDENTIF. ↑ REFERENCE

RE-RECORD
98 DEC 14 PM 2:25

U.L. BALDWIN REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD
BOOK 11251 PAGE 619

WARRANTY DEED

FROM
Harriette Susan Sullivan

TO
Laura C. Roberts

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

0311 12/14 0101 03CHECK 10.00