3644

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) BOOK 8623 PAGE 864

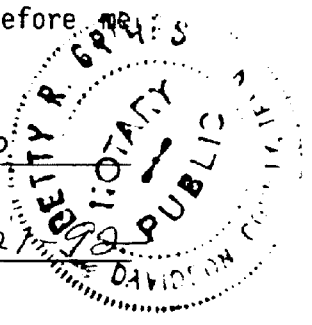
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Patrick O. Proctor
Affiant

Subscribed and sworn to before me this 11th day of May, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-27-92




This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Patrick O. Proctor<br>2411 Sterling Road<br>Nashville, TN 37215 | SAME | 117-02-082<br>7DA 22990 |

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY C. O'CALLAGHAN**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICK O. PROCTOR**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 6 on the Plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 2 fronts 125 feet on the northerly side of Sterling Road and runs back 145 feet on the westerly line and 200 feet on the easterly line to a dead line measuring 136.6 feet.

Being the same property conveyed to George M. O'Callaghan and wife, Mary C. O'Callaghan by deed from Frederick Green and wife, Lucille A. Green, of record in Book 1492, page 107, Register's Office for Davidson County, Tennessee; the said George M. O'Callaghan having since died.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4058, page 563, Register's Office for said County.

This is improved property, known as 2411 Sterling Road, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 11th day of May, 1992.

Mary C. O'Callaghan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY C. O'CALLAGHAN, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

09478

IDENTIFICATION REFERENCE

May 11 3 04 PM '92

5827 05/11 0101 03CHECK 710.00

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8623 PAGE 866

| | | |
|---|---|---|
| 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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 6.00
TOTAL 710.00
CHECK 710.00

05/11/92 01 15:06 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09478

IDENTIFICATION

MAY 11 3 04 PM '92

No. 530054