BOOK 9735PG540

mail

This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 60-5, PARCEL 12

SEND TAX BILLS TO:

Middle Tennessee Mortgage, Inc.
502 East College Street
Dickson, TN 37055

NAME AND ADDRESS OF NEW OWNERS:

John Whitaker
3017 Capps Drive
Nashville, TN 37217

RECEIVED FOR REFERENCE
95 JUL 20 AM 9:54
DAVIDSON COUNTY, TN.
REGISTER

00080557

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($57,500.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **WALTER RAY WARFIELD and wife, JANE FAYE WARFIELD,** have bargained and sold and do hereby transfer and convey unto **JOHN WHITAKER, single,** his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of **Lot No. 67 of ALDRICH HEIGHTS, SECTION III,** according to survey and plat of same appearing of record in Book 2663, page 49, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 67 fronts 81.81 feet on the southwesterly side of Capps Drive, and runs back 371.7 feet on the northwesterly line and 275.7 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 186.2 feet.

BEING the same property conveyed by Donald R. Stephens, unmarried, to Walter Ray Warfield and wife, Jane Faye Warfield, by deed appearing of record in Book 4193, page 159, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2663, page 49; to a sewer easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6910, page 577; all in the Register's Office of Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3017 Capps Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 1995 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 13 day of July, 1995.

Walter Ray Warfield
WALTER RAY WARFIELD

Jane Faye Warfield
JANE FAYE WARFIELD

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named WALTER RAY WARFIELD and wife, JANE FAYE WARFIELD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 13th day of July, 1995.

Imogene A. Kolin
Notary Public

My commission expires: 8-28-98

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $57,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Whitaker
Affiant

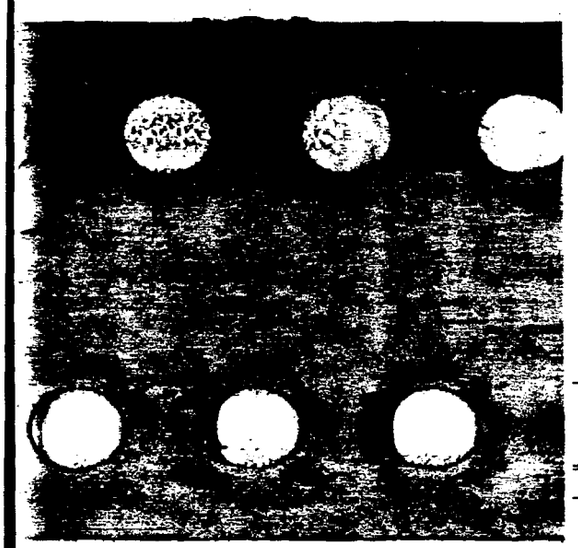
Sworn to and subscribed before me this the 13th day of July, 1995.

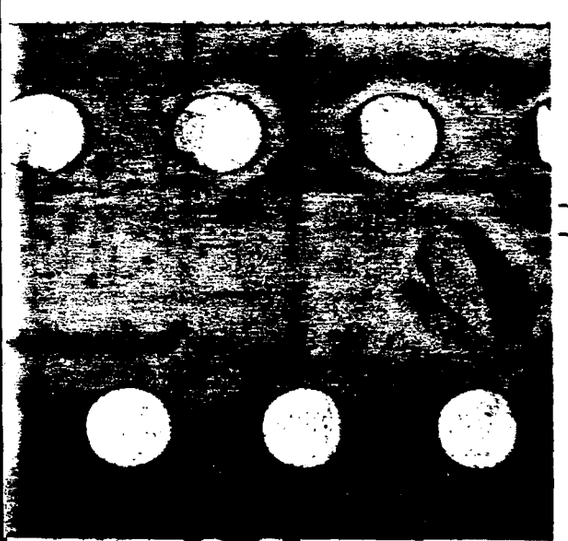
Imogene A. Kolin
Notary Public

My commission expires: 8-28-98

RECORDING FEE 8.00
STATE TAX 212.75
REGISTER'S FEE 1.00
TOTAL PAID 212.75
RECEIPT NO.

State of Tennessee, Rutherford County
I, Mark H. Moshea, Register of said county and state do certify that the foregoing instrument is registered in said office in book ____ page ____ that it was received at ____ o'clock P. M and entered in notebook 46 page ____
Mark H. Moshea, Reg. ____ Deputy





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

RECEIVED OF _____

FOR _____

BOOK 9735PG542

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	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
TOTAL	221.75
CHECK	221.75

07/20/95 01 09:54 0001 2793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080557
IDENTIF. # REFERENCE

95 JUL 20 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.931883