BOOK 9809PG558

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Monica Skaife Rose<br>1220 Stratford Ave<br>Nashville, Tn 37216 | Chase Manhattan Mtg. Corp.<br>P. O. Box 8031<br>Monroe, LA 71211-8031 | Map 72-3<br>Parcel 52<br>Field Book 15DZ 17065 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CURTIS R. DETHARIDGE and wife, PRASETYAWATI DETHARIDGE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MONICA SKAIFE ROSE, married, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 40 feet of Lot No. 240 and the westerly 20 feet of Lot No. 241 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 240 and 241 adjoin and front 60 feet on the southerly side of Stratford Avenue and run back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to Curtis R. Detharidge and wife, Prasetyawati Detharidge, by deed from Frederick Mark Perryman and wife, Cathy M. Perryman, of record in Book 9718, page 630, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1220 Stratford Avenue, Nashville, TN 37216.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by Chase Manhattan Mortgage Corp., when due.

2. Subject to any and all matters as shown on the plan of record in Book 332, page 101, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

CURTIS R. DETHARIDGE executes this Warranty Deed as Attorney-in-Fact for PRASETYAWATI DETHARIDGE, under a Power of Attorney of record in Book 7485, page 915, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 27th day of September, 1995.

"GRANTORS"

CURTIS R. DETHARIDGE

PRASETYAWATI DETHARIDGE
By: Curtis R. Detharidge, Attorney In Fact

"GRANTEE"

MONICA SKAIFE ROSE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS R. DETHARIDGE and MONICA SKAIFE ROSE, 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, at office, this the 27th day of September, 1995.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

NOTARY PUBLIC

95 SEP 28 PM 1:0
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

01061133
IDENTIF. → REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 27th day of September, 1995, before me, personally appeared CURTIS DETHARIDGE to me known to be the person who executed the foregoing instrument on behalf of PRASETYAWATI DETHARIDGE, and acknowledged that he executed the same as the free act and deed of the said PRASETYAWATI DETHARIDGE.

WITNESS my hand and official seal this the 27th day of September, 1995.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

Affiant

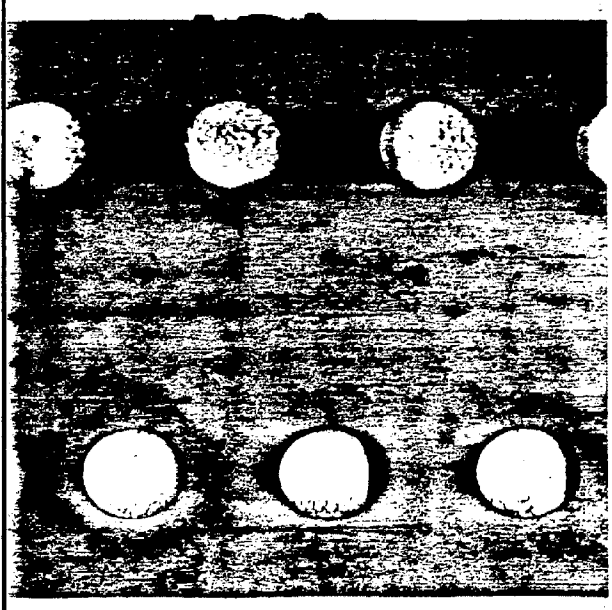
0332 09/28/95 01013035H

Sworn to and subscribed before me, this the 27th day of September, 1995.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

266-15



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

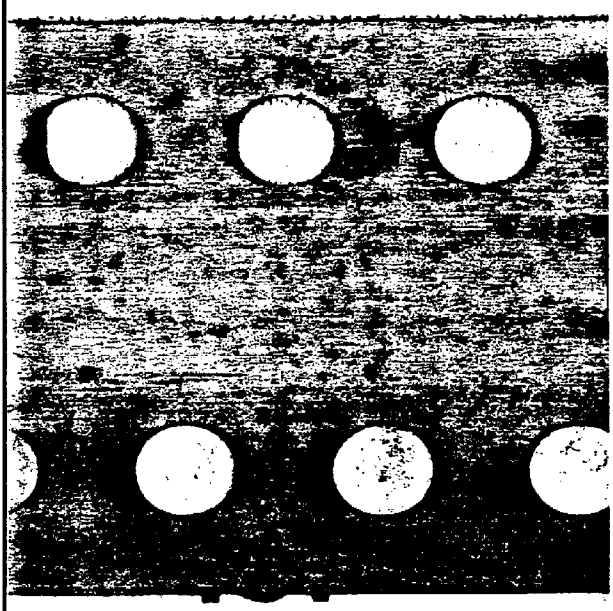
RECEIVED OF _____

FOR _____

BOOK 9809 PG 560

| | | |
|---|---|---|
| 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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15
CHECK 266.15

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

09/28/95 01 13:02 0001 0323

0106133
IDENTIF. ↑ REFERENCE

95 SEP 28 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959127