B435

BK 9984 PG 820

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marie B. Groom	Boatmen's National Mortgage	148-12-278
(NAME) 909 Preston Court	(NAME) 4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Memphis, TN 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars

Dollars,

Dean R. Trathen, conservator of the estate of James R. Trathen in the Probate Court of Davidson County, Tennessee No. 95P-1798, acting pursuant to order of court,

have this day bargained and sold, and do hereby transfer and convey unto the said Marie B. Groom

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No.10 on the Plan of Hazelwood, Section 21, of record in Book 6200, page 595, Registor's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Trathen and Gloria C. Trathen by deed from Carole E. Freeman, unmarried of record in Book 8124, page 907, Registor's Office for Davidson County, Tennessee and vested in James R. Trathen as surviving tenant by the entirety upon the death of Gloria C. Trathen.

THE SAID JAMES R. TRATHEN HAVING BEEN DECLARED INCOMPETENT, AND DEAN R. TRATHEN, CONSERVATOR, AUTHORIZED BY ORDER OF COURT, BEING RECORDED SIMULTANEOUSLY HEREWITH.

0161909 IDENTIF. ↑ REFERENCE

96 MAR 20 PM 1:31

FELIX ... REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,000.00

Subscribed and sworn to before me this the 14th *day of* March *19* 96

My commission expires: 3-22-97 *(Affix Seal)*

Affiant Marie B. Groom

Notary Public Michelle M. Cooper

This is improved (X) unimproved ( ) property, known as 909 Preston Court, Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th *day of* March *19* 96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dean R. Trathen,

Dean R. Trathen

Conservator of Estate of James R. Trathen

9984

9984 PG 821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Dean R. Trathen, conservator for the estate of James R. Trathen, *the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 14th *day of* March, *19*96.

Michele M. Cooper
Notary Public

Commission expires March 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Dean R. Trathen, Conservator for James R. Trathen

TO

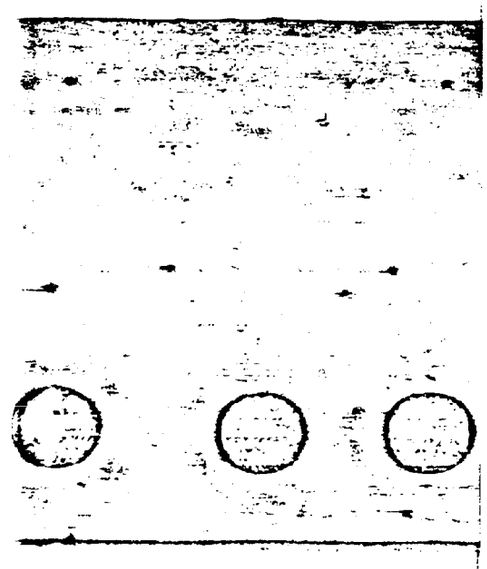
Marie B. Groom

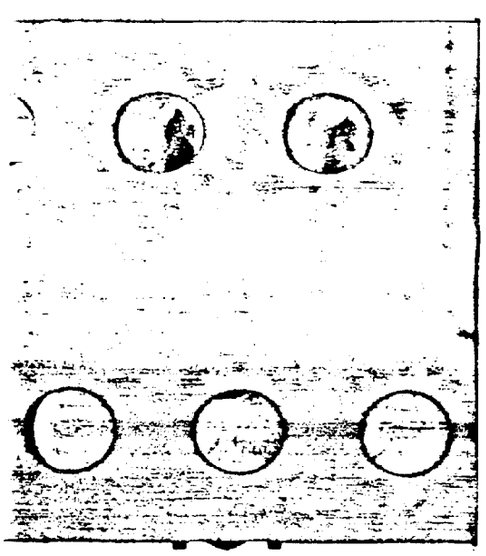
THIS INSTRUMENT PREPARED BY:

STEPHEN M. MILLER
ATTORNEY AT LAW
222 2nd AVENUE NORTH
SUITE 360 M
NASHVILLE, TN 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

0382 03/20 0101 03CHECK 293.90





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

RECEIVED OF _____

FOR _____

BOOK 9984 PG 822

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

03/20/96 01 13:32 0001 0382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161909
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 1:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1018429