BK 5913

PG 9996 61

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 1/25/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsley Goodpasture (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 83-7
700 Skyview Drive (ADDRESS)	P.O. BOX 613136 (ADDRESS)	PARCEL 169
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (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, Lillie Joyce Watkins Planicka and husband, Richard E. Planicka

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsley Goodpasture

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. 15 on the Map of Rolling Acres, No. II, Section One, as of record in Book 1424, Page 45, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lillie Joyce Watkins by Quitclaim Deed from Edna C. Watkins of record in Book 5152, Page 914, Register's Office for said County. The said Edna C. Watkins retained a life estate but is now deceased.

This Conveyance is subject to Restrictive Covenants of record in Book 1627, Page 281, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

The said Lillie Joyce Watkins and Lillie Joyce Watkins Planicka being one and the same person, the same having since married Richard E. Planicka.

Richard E. Planicka joins in this conveyance to convey any and all rights he may have in this property.

unimproved ( )
This is improved (X) property, known as 700 Skyview Drive, Nashville, Tennessee 37206
(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 our hand s this 28th day of March 19 96

Lillie Joyce Watkins Planicka

Lillie Joyce Watkins Planicka

Richard E. Planicka

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 Lillie Joyce Watkins Planicka and husband, Richard E. Planicka

the bargainor S 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 and official seal at Nashville, Tennessee, this 28th day of March 19 96.

Commission expires 1/26/97

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_____.

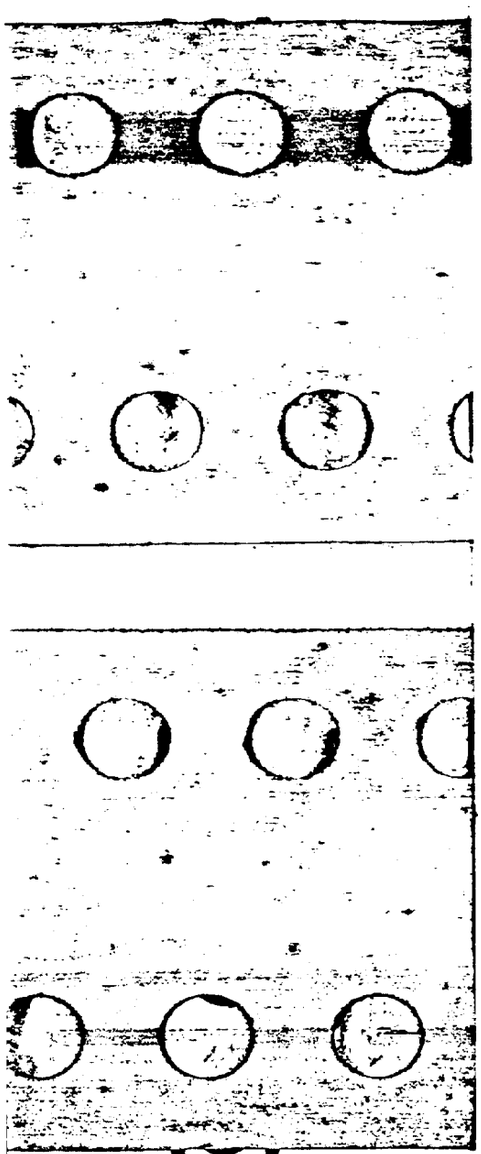
My commission expires _____

Notary Public

0165477
IDENTIF. & REFERENCE

96 MAR 29 PM 1:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 03/29 1201 03CHECK 255.05



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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 63

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	66500.00
CON TX	246.05
PRFEE	1.00
MDEED	8.00
TOTAL	255.05
CHECK	255.05

03/29/96 01 13:18 0001 4210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165477
IDENTIF. ↑ REFERENCE

96 MAR 29 PM 1:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022222