0178822

IDENTIF. & REFERENCE

BOOK 10040 PG 733

96 MAY -6 AM 10: 38

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 2nd day of **May, 1996**.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, EMMA DEAN ADAMS, UNMARRIED, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said DONALD HARP and MARY HARP, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 509 MAPLE STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantees that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

EMMA DEAN ADAMS UNMARRIED
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EMMA DEAN ADAMS, UNMARRIED** , 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **May, 1996.**

Notary Public

My Commission Expires: 9/14/98

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

BOOK 10040 PG 734

Name and Address of Property Owner:

DONALD HARP and MARY HARP
509 MAPLE STREET
MADISON, TN 37115

Property Address:

509 MAPLE STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 43-13, PARCEL 139

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Donald E. Harp
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **May, 1996.**

Thomas M. Black
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 4/16/99

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

Being Lot No. 2 on the Map of the subdivision of Tract No. 1, Forest Park Acreage Tracfts, Madison, Tennessee, as of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the northerly side of East Maple Street and runs back between parallel lines 209 feet to a dead line.

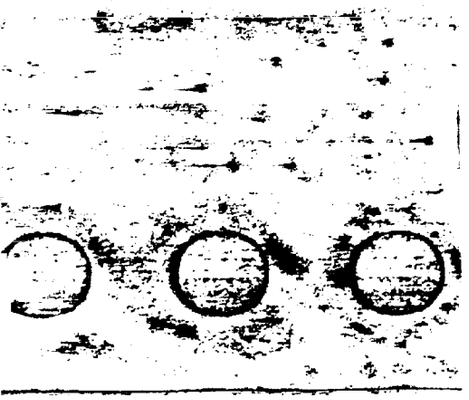
Being the same property conveyed to EMMA DEAN ADAMS, UNMARRIED, by Deed from DAVID E. EIDSON AND WIFE, JULIA J., of record in Deed Book 4656, Page 447, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 43-13, PARCEL 139, 356.13).

2. All matters set forth on the Plan of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

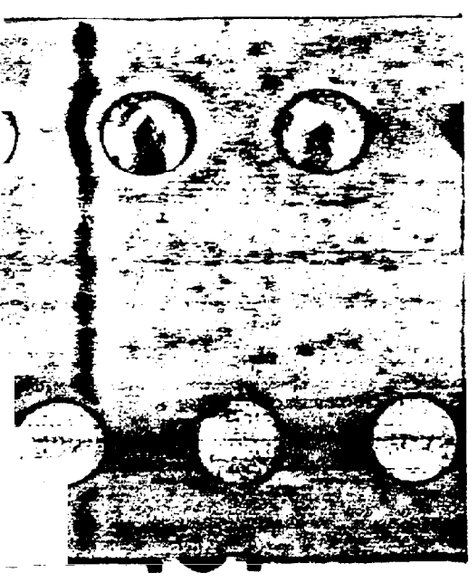
FOR _____

BOOK 10040 PG 736

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
				AMT 45000.00
				CON TX 4166.50
				ERR CO
				CON TX 4166.50-
				CON TX 166.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 179.50
				CHECK 179.50
05/06/96		01	10:41	0001 8392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0178822
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10: 39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036412