BOOK 10052 PG 782

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IDENTIFICATION REFERENCE

96 MAY 17 AM 9:53

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (mn) Title No: 37476
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ellen M. O'Donnell 4005 Dorcas Drive Nashville, Tennessee 37215	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 116-16-007

3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph R. O'Donnell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen M. O'Donnell, unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns,all his right title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Evergreen Heights Part Two of record in Book 1835, Page 19, Register's Office for said County.

Said Lot No. 18 fronts 90.0 feet on the westerly margin of Dorcas Drive and extends back 236.7 feet to the northerly line and extends back 215.7 feet on the southerly line to a dead line in the rear, measuring 109.9 feet thereon.

Being the same property conveyed to Joseph R. O'Donnell and wife, Ellen M. O'Donnell by deed from David W. Rutledge and wife, Dana N. Rutledge of record in Book 6855, Page 157, Register's Office for said County. Joseph R. O'Donnell and Ellen M. O'Donnell have since been divorced by Final Decree of the Second Circuit Court for Davidson County, Tennessee, Docket No. 95D-351.

This is ( )improved property, known as: 4005 Dorcas Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on February 28, 1996.

Joseph R. O'Donnell

State of Tennessee
County of Davidson

On February 28, 1996, before me the undersigned authority, personally appeared Joseph R. O'Donnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

State of Tennessee
County of _____

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me on February 28, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98