Bk 21

BK 10071 PG 372

This instrument prepared by:
Jeff M. Grissim
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Thomas A. Tate and Ila Lou Tate 167 Woodmont Boulevard Nashville, TN 37205	SAME	Map 118 Parcel 13-130

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Annie Jo Carter (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Thomas A. Tate and Ila Lou Tate (the "Grantee"), their successors and assigns, subject to the restrictions and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as of record. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

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 31 day of May, 1996.

Annie Jo Carter
Annie Jo Carter, a single person

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 31 day of May, 1996, before me personally appeared Annie Jo Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. 475.50

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of May, 1996.

Stephanie Cook
NOTARY PUBLIC
My Commission Expires 2/13/2000

0188184
IDENTIF. & REFERENCE

96 JUN -3 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $125,000.00.

Thomas A. Tate
Affiant

Subscribed and sworn before me this 3rd day of June 1996.

Peggy J. Axford
NOTARY PUBLIC
My Commission Expires: 1/24/98

users\jeff\wp\tate\deed-wd

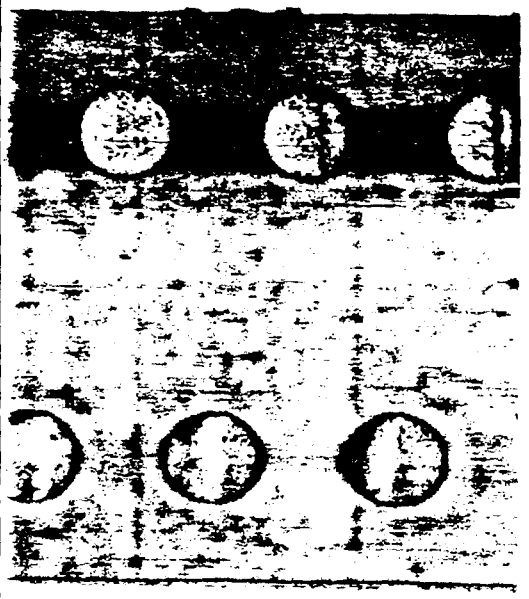
EXHIBIT A

Being Lot No. 13 on the Map of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 90 feet on the westerly side of Albert Drive and runs back between lines, 223.2 feet on the northerly line and 229.1 feet on the southerly line to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Annie Jo Carter of record in Book 2795, page 235, Register's Office for Davidson County, Tennessee. This property is more commonly known as 3911 Albert Drive.

This conveyance is made subject to restrictive covenants of record in Book 2196, page 106, said Register's Office; and, the plan of record in Book 2083, page 61, said Register's Office; and 1996 taxes which are not yet due and payable.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

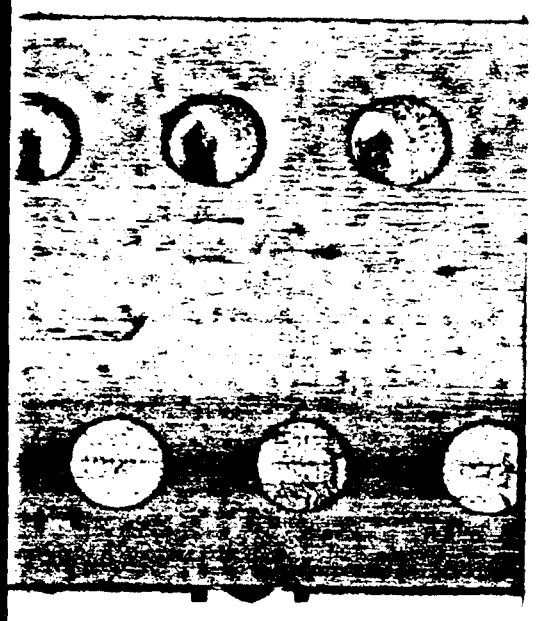
RECEIVED OF _____

FOR _____

BOOK 10071 PG 375

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/96 01 15:51 0001 8537

0188184
IDENTIF. ↑ REFERENCE

96 JUN -3 PM 3:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046424