BOOK 10074 PG 444

0188961

IDENTIF. ↑ REFERENCE

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

96 JUN -4 PM 4:31

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 31st 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, WILLIAM BARRY PAGE and FRANCES NEWELL PAGE, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said BOBBIE H. STARR, UNMARRIED, herein referred to as Grantee, his/her 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 Grantors 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 herein by reference.

This is unimproved property known as 212 WILEY STREET, MADISON, TN 37115.

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

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

WILLIAM BARRY PAGE
Signature of Seller

FRANCES NEWELL PAGE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WILLIAM BARRY PAGE and FRANCES NEWELL PAGE, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this 31st day of May, 1996.

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 9-18-99

[illegible] 21.50

Name and Address of Property Owner:

BOOK 10074 PG 445

BOBBIE H. STARR
1611 ELECTRIC AVENUE
NASHVILLE, TN 37206

Property Address:

212 WILEY STREET
MADISON, TN 37115

Person Responsible for Taxes:

GMAC MORTGAGE CORPORATION
100 WITMER ROAD
HORSHAM, PA 19044-0963

Parcel #: MAP 43-9, PARCEL 42

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 **$55,000.00** 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.

Bobbie H. Starr
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 1996.**

Elera W Woodall
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 9-18-99

RETURN TO:

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

EXHIBIT 'A'

Located in Madison, County of Davidson, State of Tennessee, to wit:

Being Lot No. 47 on Block "A" on the map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

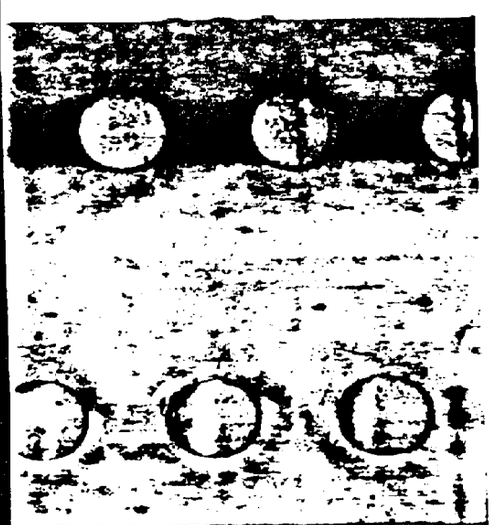
Being the same property conveyed to WILLIAM BARRY PAGE and FRANCES NEWELL PAGE, HUSBAND AND WIFE, by Deed from SECRETARY OF VETERANS AFFAIRS, of record in Book 8259, Page 960, Register's Office for DAVIDSON County, Tennessee. .ENDIF

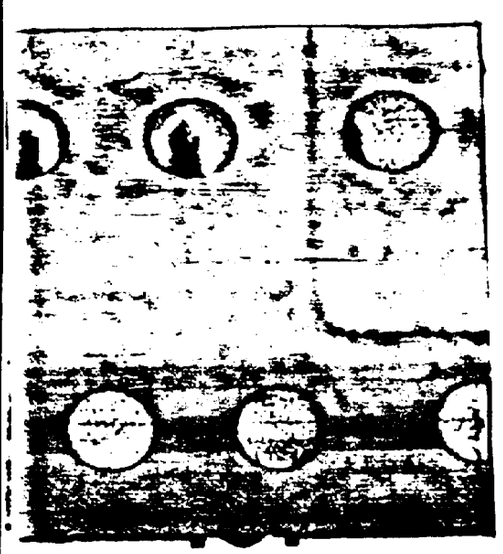
EXHIBIT "B"

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 43-9, PARCEL 42, 327.25).

2. Any and all matters set forth on the Plan of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

3. 20-foot wide permanent Sewer Easement to Metro Government of Nashville and Davidson County, Tennessee, north of and adjacent to the rear or southerly line, of record in Book 4835, page 592, said Register's Office.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10074 PG 447

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				MTEED 12.00
				TOTAL 216.50
				CHECK 216.50
			06/04/96	01 16:34 0001 9362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

018896 I
IDENTIF. ✦ REFERENCE

96 JUN -4 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047237