BOOK 10107 PG 184

PREPARED BY AND RETURN TO:

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jh) Title No: 37881
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bertha M. Larkin 4061 Matilda Street Nashville, TN 37207	GMAC Mortgage Corporation of PA 5544 Franklin Road, Suite 202 Nashville, TN 37220

TAX MAP-PARCEL NUMBERS: 41-04-38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Fudge and spouse, Martha L. Fudge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bertha M. Larkin, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 54 on the plan of Dalemere Subdivision, Section 4 of record in Plat Book 3300, page 45, Register's Office for said County.

SAID Lot No. 54 fronts 97 feet on the northeasterly margin of Matilda Street and extends back 290.75 feet on the northwesterly line an 313.32 feet on the southeasterly line to a dead line in the rear, measuring 207.45 feet thereon.

BEING the same property conveyed to William J. Fudge and wife, Martha L. Fudge by deed from L. L. Hulme, Jr. and wife, Annie M. Hulme of record in Book 3894, page 208, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 4061 Matilda Street, Nashville, TN 37207

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 this 27th day of June, 1996.

William J. Fudge
William J. Fudge

Martha L. Fudge
Martha L. Fudge

State of Tennessee
County of Davidson

On this 27th day of June, 1996, before me the undersigned authority, personally appeared **William J. Fudge** and **Martha L. Fudge**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 130000.00

Bertha M. Larkin
Affiant

Sworn and subscribed before me on the 27th day of June, 1996.

My Commission Expires: _____

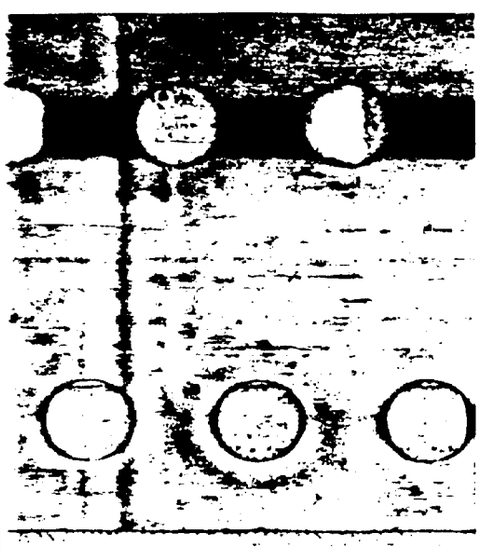
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

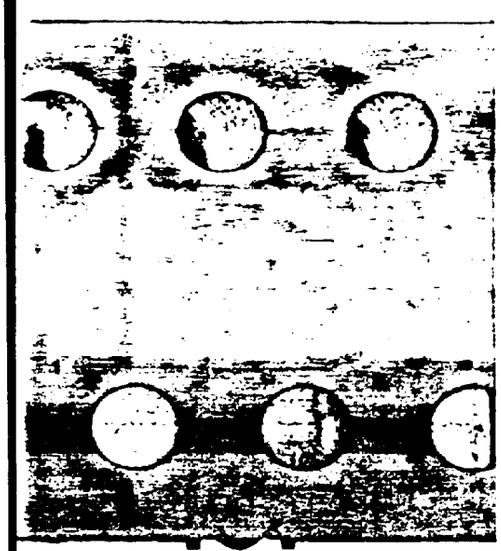
Notary Public

0199251

96 JUL -2 AM 9:51

490.00





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
TOTAL	490.00
CHECK	490.00

07/02/96 01 09:54 0001 0499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199251
IDENTIFICATION REFERENCE

96 JUL -2 AM 9:51

REGISTER
DAVIDSON CO. TN.

No. 1058234