BOOK 10117 PG 78

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne Wachs-Walker	same	MAP 104-16
(NAME)	(NAME)	
2408 Oakland Avenue		PAR. 284
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee 37212-5508		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,577.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1996.

Notary Public

MY COMMISSION EXPIRES:

0202163

IDENTIF. ^ REFERENCE

PICK-UP

96 JUL 10 PM 2:50

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joseph A. Daugherty and wife, Constance Rottero Daugherty, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeanne Wachs-Walker, a widow, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 172 on the Belmont Land Company's Plan of Lots, as of record in Book 421, page 34, Register's Office for said County.

Said northerly one-half of Lot No. 172 fronts 50 feet on the easterly side of Oakland Avenue and runs back 143 feet on the northerly line and 151-1/2 feet, more or less on the south line to an alley.

Being a portion of the same property conveyed to Joseph Daugherty and wife, Constance Rottero Daugherty by Quitdeed from Rita Claire Rottero Farqunar, John L. Farqunar, Imelda Josephine Rottero Everhart, Calvin Everhart, Celeste Rottero Brooks Norman, John E. Norman, Eugene Edward Rottero, and Barbara F. Rottero of record in 9863 Book, Page 251 et. seq., Rester's Office for Davidson County, Tennessee.

This is improved property known as 2408 Oakland Avenue, Nashville, Tennessee 37212.

1996 Taxes have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantors do covenant with said Grantee that Grantors is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the

title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of July, 1996.

Joseph A. Daugherty

Constance Rottero Daugherty

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

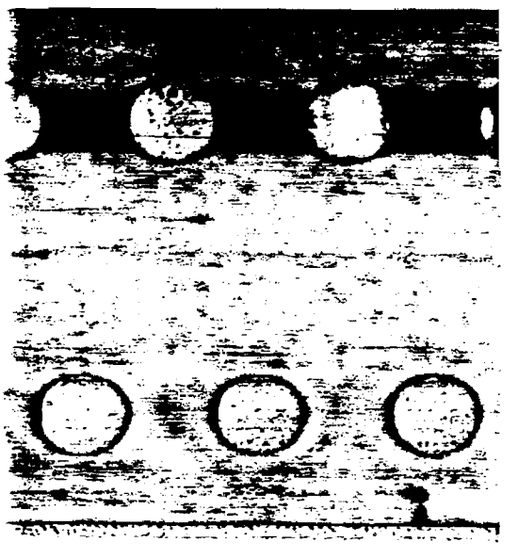
Personally appeared before me, James Tarry, a Notary Public in and for said County and State, the within named, Joseph A. Daugherty and his wife Constance Rottero Daugherty, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

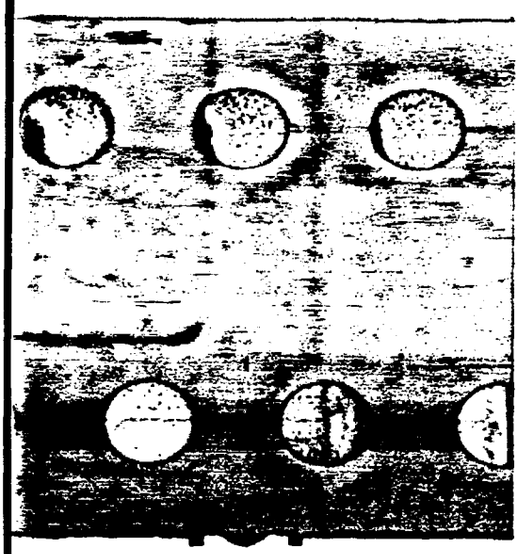
Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 1996.

Notary Public

My commission expires: 11-22-97

3659 07/10 0101 03CHECK 396.00





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

RECEIVED OF _____

FOR _____

BOOK 10117 PG 80

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 104577.00
CON TX 387.02
PRFEE 1.00
WDEED 8.00
TOTAL 396.02
CHECK 396.02

07/10/96 01 14:59 0001 3659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202163
IDENTIF. ↑ REFERENCE

96 JUL 10 PM 2:50

REGISTER
DAVIDSON CO. TN.

No. 1061362