MAIL TAX NOTICES TO
NEW OWNER (S) AT

2105 Ragland
Murfreesboro, TN 37130

Map: 148-08
Group: 094
Parcel:

BOOK 10138 PG 702

This Instrument Prepared from
Information Provided by the
Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (jkh)

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-EIGHT THOUSAND AND NO/100 ($58,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; I, the undersigned, **DOROTHY LOUISE FOX**, unmarried, have this day bargained and sold and do hereby transfer and convey unto **MARY WALKER**, her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being known and designated as 4597 Xavier Drive, Antioch, Tennessee, and Being Lot No. 125 on the Plan of Oakwood Terrace, Section II, of record in Book 4460, page 118 and 119, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to David L. Fox, Sr., et ux, Dorothy Louise Fox, by deed from Home Federal Savings & Loan Association of Nashville, of record in Book 4960, page 760, Register's Office of Davidson County, Tennessee, and being vested by Final Decree of Divorce Docket #89D-16 of the Fourth Circuit Court of Davidson County, Tennessee, a certified copy being of record in Book 7936, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for sewer being 20 feet wide, running generally easterly and westerly through the property, appearing of record in Book 3954, Page 655 of said Register's Office; Restrictive covenants appearing of record in Book 4650, page 995, Register's Office of Davidson County, Tennessee, and amended in Book 4689, page 376, said Register's Office; all matters as shown on Plan of record in Book 4460, pages 118 & 119 of Register's Office of Davidson County, Tennessee, including, but not limited to setback lines and easements.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered except by lien of the 1996 property taxes, which taxes the Grantee is assuming and agreeing to pay the same when due.

I further covenant and bind myself, my heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 30th day of July, 1996.

Dorothy Louise Fox
DOROTHY LOUISE FOX

96 JUL 31 AM 10:41
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0209183

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **DOROTHY LOUISE FOX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 30th day of July, 1996.

Nancy I Sellers
NOTARY PUBLIC

NANCY S. SELLERS NOTARY AT LARGE COMM. EXPIRES 8/28/98 RUTHERFORD COUNTY TENNESSEE

My commission expires: 8-28-98

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $58,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Walker
AFFIANT

BOOK 10138 PG 703

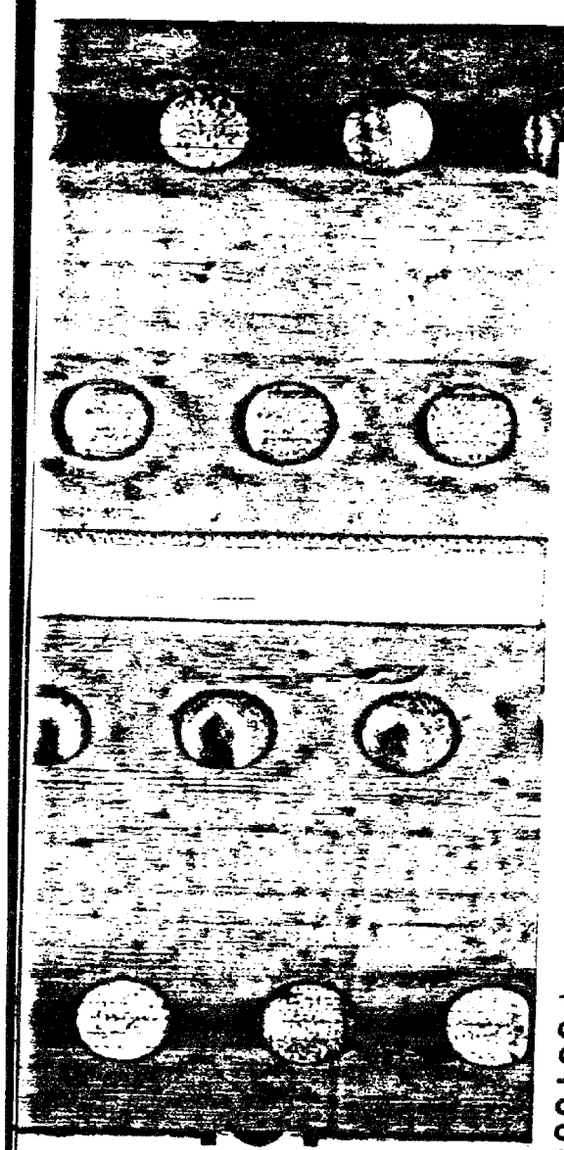
SWORN to and subscribed before me, this the 30th day of July, 1996.

Nancy I Sellers
NOTARY PUBLIC

My commission expires: 8-28-98

NANCY S. SELLERS NOTARY AT LARGE COMM. EXPIRES 8/28/98 RUTHERFORD COUNTY TENNESSEE

1288 07/31 0101 03CHECK 223.60



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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 704

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 58000.00
				CDN TX 214.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.60
				CHECK 223.60
			07/31/96 01	10:43 0001 1288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209183
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 10:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TE

No. 1068879