BOOK 10221 PG 823

0234806

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 OCT 10 AM 10:06

REGISTER

W & I Ref: (jc) Title No: 38060
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Lee Deckard 904 Cadillac Avenue Nashville, TN 37204	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 132-9-78

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 **Michael L. Roden and spouse, Laura R. Roden,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Lee Deckard, 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. 32, on the plan of Subdivision of Lots 27, 28, 36 through 43, and part of Lots 35 and 44, Oak Hill Subdivision No. 1 of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 32 fronts 100.0 feet on the northerly margin of Cadillac Avenue and extends back between parallel lines 313.5 feet to a dead line.

BEING the same property conveyed to Michael L. Roden and wife, Laura R. Roden by deed from Marable Lee Mayo, Jr. and wife, Dianne S. Mayo of record in Book 6686, page 424, 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: 904 Cadillac Avenue, Nashville, TN 37204

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 8th day of October, 1996.

Michael L. Roden

Laura R. Roden

State of Tennessee
County of Davidson

On this 8th day of October, 1996, before me the undersigned authority, personally appeared **Michael L. Roden** and **Laura R. Roden**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145000.00

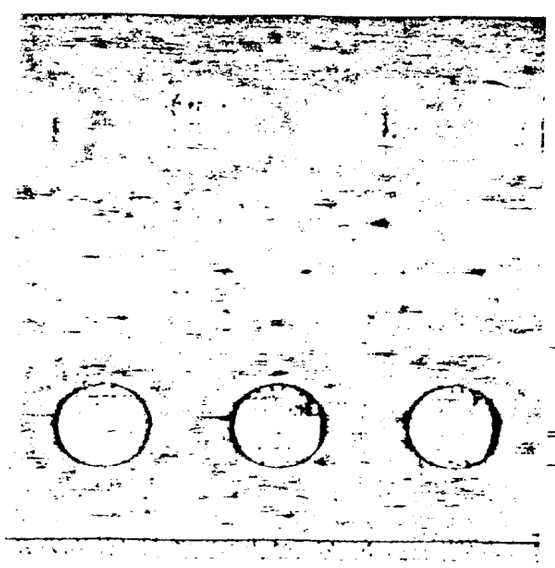
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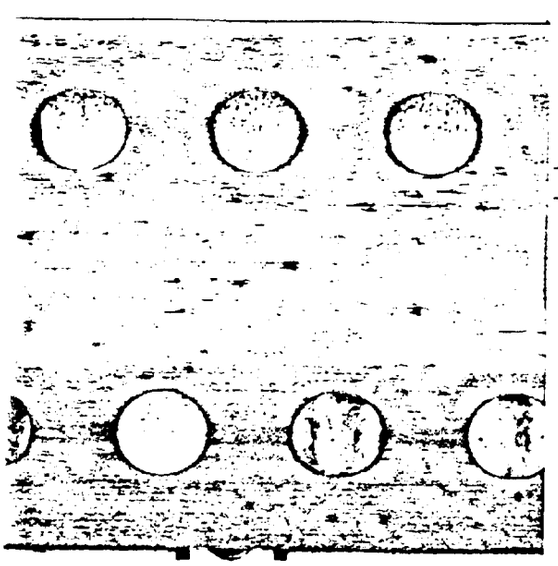
Sworn and subscribed before me on the 8th day of October, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

8623 10/10 0101 03CHECK 545.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10221 PG 825

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
10/10/96	01		10:08 0001	8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234806
IDENTIFICATION REFERENCE

96 OCT 10 AM 10:53
REGISTER
DAVIDSON COUNTY, TN

№ 1075676

No [redacted]