BOOK 10262 PG 416

PREPARED BY:

Thomas F. Hollingsworth
Attorney at Law
1601 Parkway Towers
Nashville, TN 37219
(615) 259-9725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00.

Thaddeus A. Lockridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF November 1996.

Notary Public

MY COMMISSION EXPIRES: 3-22-97
(AFFIX SEAL)

0247552
IDENTIF. & REFERENCE

96 NOV 19 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thaddeus A. Lockridge & wife, Gloria J. Lockridge 3011 Keeling Avenue Nashville, TN 37216	SAME	72-5 95

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PEGGY MARLENE ROWLETT, AN UNMARRIED WIDOW, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, THADDEUS A. LOCKRIDGE AND WIFE, GLORIA J. LOCKRIDGE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 2 of Susie V. Demonbreun's resubdivision of part of lots 51, 52 and 53 on the map of the subdivision of the Casper Zopfi Place, as of record in Book 332, page 167, R. O. D.C. Tennessee. Said plan of Susie V. Demonbreun's resubdivision of said part of said lots being of record in Book _____, page _____, R. O. D. C., Tennessee.

Said lot No. 2 fronts 50 feet on the easterly side of Keeling Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Houston LaFayette Rowlett and wife, Peggy Marlene Rowlett, by Quitclaim Deed from Houston LaFayette Rowlett, of record in Book 7731, page 15, Register's Office for Davidson County, Tennessee. The said Houston LaFayette Rowlett having since died.

This conveyance is subject to any and all easements or restrictions of records in the Register of Deeds office for Davidson County, Tennessee. Grantees assume and agree to pay all 1996 real estate taxes on this property. Grantees understand and agree that Grantor has made no warranties or representations as to the

condition of said real property or any improvements thereon and that Grantees will be receiving the real property "as is," that is, with all defects which may exist. Grantees hereby waive the residential property disclosure statement pursuant to Tennessee Code Annotated Section 66-5-202.

This deed was prepared from information provided by the parties.

The land herein described is improved property, commonly known as 3011 Keeling Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18th day of November, 1996.

Peggy Marlene Rowlett
PEGGY MARLENE ROWLETT, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, PEGGY MARLENE ROWLETT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1996.

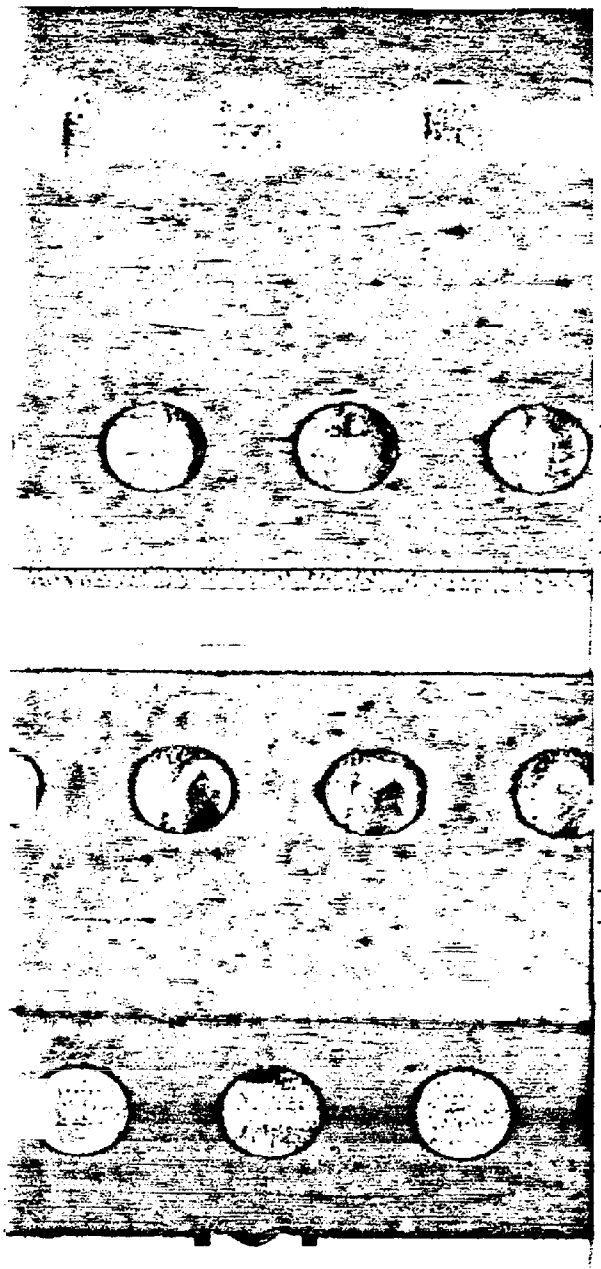
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

3-22-97

951119 0101 03CHECK 194.00



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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

11/19/96 01 08:32 0001 6513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247552
IDENTIF. ↑ REFERENCE

96 NOV 19 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089233