0253767

IDENTIF. # 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 DEC -9 AM 8:41

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38403
Dav. Co. File: Box 8

BOOK 10284 PG 70

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard L. Deckbar, Jr. Virginia Kelley Deckbar 1909 Cedar Lane Nashville, Tennessee 37212	Union Planters National Bank 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 117-04-312

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 **Kathryn D. Foushee, now known as Kathryn D. Foushee Collins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard L. Deckbar, Jr. and spouse, Virginia Kelley Deckbar,** 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 the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plan Book 1, Page 22, Chancery Court for said County, described as follows:

BEGINNING at a point in the southerly margin of Ellenway or Cedar Lane 76 feet East of the southeast intersection of said Lane and an unnamed 50 foot street; thence, easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E.M. Hillspaugh and wife, by deed from A. G. Morris and wife, of record in Book 1115, Page 75, Register's Office; thence, southerly along Hillspaugh's westerly line 160 feet to the North line of a 15 foot alley; thence, with the margin of same westerly 80 feet to a point 88 1/2 feet East of the northeast intersection of said alley and said 50 foot unnamed street; thence, northerly 160 feet to the point of beginning.

BEING the same property conveyed to Kathryn D. Foushee, unmarried by deed from Loren Lee Banks and wife, Sarah Crafton Banks of record in Book 8688, Page 789, Register's Office for said County. The said Kathryn D. Foushee has since married and is now known as Kathryn D. Foushee Collins.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Neil Collins, spouse of Kathryn D. Foushee Collins, joins in the conveyance solely for the purpose of waving any marital interest he might have in the subject property.

This is improved property, known as: 1909 Cedar Lane, Nashville, Tennessee 37212

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 6th day of December, 1996.

Kathryn D. Foushee Collins
Kathryn D. Foushee Collins

Neil Collins
Neil Collins

State of Tennessee
County of Davidson

On this 6th day of December, 1996, before me the undersigned authority, personally appeared **Kathryn D. Foushee Collins and Neil Collins**, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 188000.00

Affiant

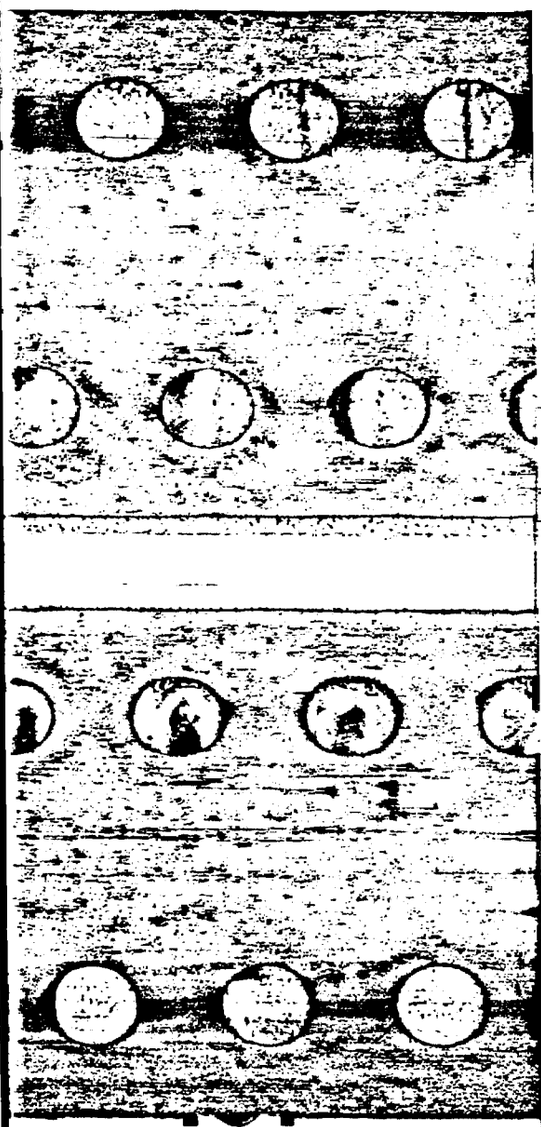
Sworn and subscribed before me on the 6th day of December, 1996.

Notary Public

My Commission Expires:

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

01 03CHECK 704.60



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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 72

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
188000.00
CON TX 695.60
PRFEE 1.00
WDEED 8.00
TOTAL 704.60
CHECK 704.60

12/09/96 01 08:42 0001 3272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253767
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095914