BOOK 10349 PG 651

56

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

# WARRANTY DEED

| Name & Address of Property Owner: | Name & Address of Entity Responsible for Payment of Real Property Taxes: | Map-Parcel No. |
|---|---|---|
| Charles Monk and wife<br>Royce Monk<br>1506 17th Avenue South<br>Nashville, Tennessee 37212 | Same | 104-8-299 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dale C. Davis and wife, Wendy A. Davis ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Charles Monk and wife, Royce Monk ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, Grantees' heirs, successors and assigns, forever.

97 FEB 11 AM 9:09
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE
02730084

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or fair market value, whichever is greater, for this transfer is $261,000.00.

Royce Monk
AFFIANT

Subscribed and sworn to before me this the 10 day of February, 1997.

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Martha Ann Beasley
NOTARY PUBLIC

My Commission expires:

My Commission Expires MAY 30, 1999

This is improved property located at 1506 17thAvenue South, Nashville, Tennessee 37212.

And Grantors covenant with Grantees that the Property is free from all encumbrances made or suffered by Grantors, except real estate taxes for 1997, which have been prorated between Grantors and Grantees as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 10th day of February, 1997.

Dale C. Davis
DALE C. DAVIS

Wendy A Davis
WENDY A. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald C. Turner of said County, Dale C. Davis and Wendy A. Davis, the within named 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, at office, this 10th day of February, 1997.

NOTARY PUBLIC

My Commission expires: 7-24-99.

S0643/1

EXHIBIT "A"

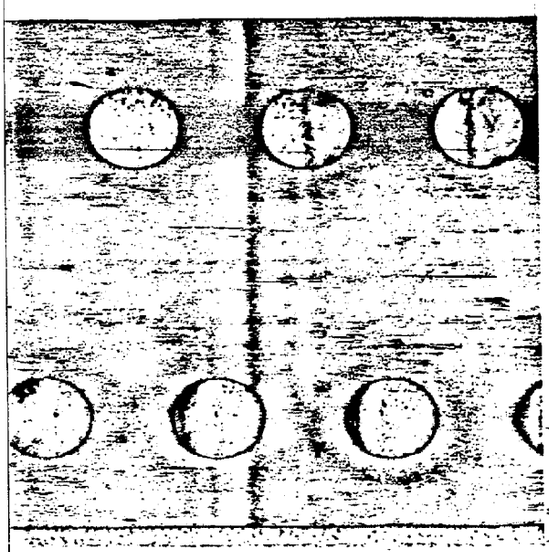
Land in Davidson County, Tennessee, being part of Lot No. 47 in O. B. Hayes Plan of Large Lots, called Rokeby a plan of which is of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

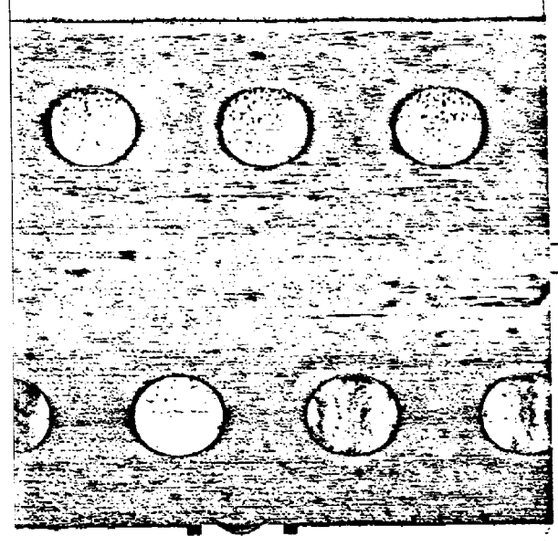
BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street 3 feet North of the corner of Lots 47 and 54; thence with the easterly margin of said Avenue, northwardly 57.4 feet, more or less, to Amy Rose's southwest corner; thence with her South line, eastwardly 156 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 57.4 feet, more or less to a point 3 feet North of the line between said lots 47 and 54; thence westwardly and parallel with said line, 156 feet, more or less, to the beginning.

Being the same property conveyed Dale C. Davis and wife, Wendy A. Davis, by deed of record in Book 8756, Page 641, said Register's Office.

S0643/2

6398 02/14 0101 03CHECK 978-70





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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 654

| | | |
|---|---|---|
| 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 261000.00
CON TX 965.70
PRFEE 1.00
WDEED 12.00
TOTAL 978.70
CHECK 978.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6398

0273084
IDENTIF. # REFERENCE

97 FEB 14 AM 9:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1116861