BOOK 10374 PG 253

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cathy J. Madison 1203 Rosebank Court Nashville, TN 37206	Parcel 83-4-210	Cathy J. Madison 1203 Rosebank Court Nashville, TN 37206
This instrument prepared by: Law Office of Kevin T. Sommers 404 North Main Street, P.O. Box 399, Kingston Springs, TN 37082		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Six Thousand and NO/100 DOLLARS ($66,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bessie E. Griffin**, acting by and through her attorney-in-fact, Connie Diane Thompson (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Cathy J. Madison** (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee (the "Property"), being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Section I, Rosewood Heights, of record in Book 2133, page 38, Register's Office for Davidson County, and more fully described in Book 4908, page 443, Register's Office for said County.
>
> This being the same property conveyed to Bessie Griffin from George C. Pilkerton and Jeanette Phillips by deed of record in in Book 4908, page 443, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> 1. Real estate taxes for the current year which have been prorated between the parties.
>
> 2. Easement for public utilities anchor easements and building setback lines and conditions of owners certificate as shown on plan of record in Book 2133, page 38, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1203 Rosebank Court, Nashville, Tennessee 37026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Affiant

Subscribed and sworn to before me this 11 day of March, 1997.

Notary Public
My Commission Expires: My Commission Expires Sept. 18, 1999

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TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of March, 1997.

BESSIE GRIFFIN, Grantor

Diane Thompson, P.O.A.

By: Diane Thompson pursuant to that certain General Power of Attorney of record in Book 10022, Page 363, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Diane Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of Bessie E. Griffin, and who is authorized by Bessie E. Griffin to execute this instrument on behalf of Bessie E. Griffin.

WITNESS my hand, at office, this 7th day of March, 1997.

_____
Notary Public

My Commission Expires: My Commission Expires Sept. 18, 1999

0280434

IDENTIFICATION

4358 03/10 0101 03CHECK

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	66000.00
			CON TX	244.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	253.20
			CHECK	253.20
03/10/97	01	10:56	0001	4358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02804 34
IDENTIF. # REFERENCE

97 MAR 10 [illegible]

DAVIDSON COUNTY, TN

No. 1124729