BOOK 10420 PG 456

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julye A. Bakos (NAME)	Pacific Southwest Bank (NAME)	MAP 96-9
2711 Lakeland Drive (ADDRESS)	P.O. Box 9940 (ADDRESS)	PARCEL 85
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Corpus Christi, TX 78469-9940 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, William A. Poteete and wife, Jo Anne Poteete

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Julye A. Bakos, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 18 on the Plan of Martinwood Heigts, of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 95 feet on the southerly side of Lakeland Drive and runs back between lines 161.2 feet on the westerly line and 160.9 feet on the easterly line, to a dead line, measuring 95 feet thereon.

BEING the same property conveyed to William A. Poteete and wife, Jo Anne Poteete by deed from Kenneth Ray Davidson and wife, Connie H. Davidson, of record in Book 4058, Page 215, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2153, Page 577, Register's Office for said County.

97 APR 17 PM 2:40

0295485

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2711 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 15th day of April, 19 97

William A. Poteete

William A. Poteete

Jo Anne Poteete

Jo Anne Poteete

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 William A. Poteete and wife, Jo Anne Poteete

the bargainor S, 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 and official seal at Nashville, Tennessee, this 15th day of April, 19 97.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

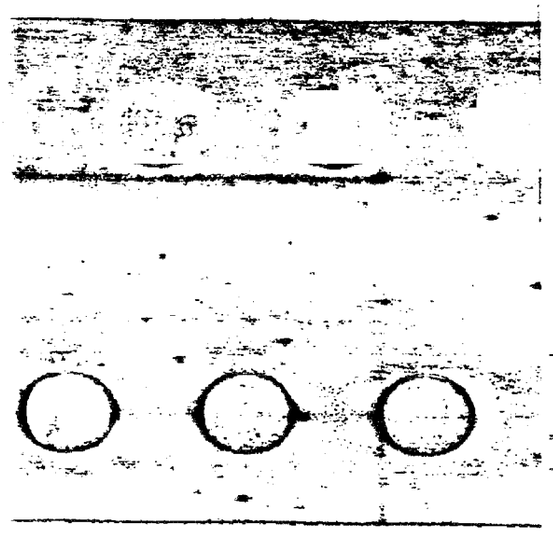
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

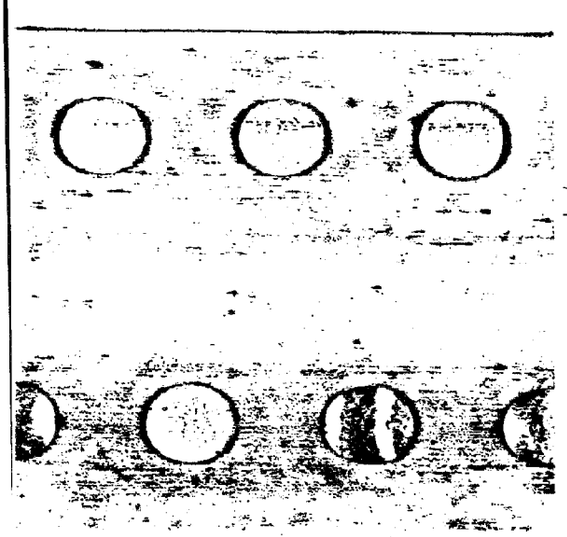
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0670 04/17 0101 03CHECK 267.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10420 PG 458

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

04/17/97 01 14:39 0001 0670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295485
IDENTIF. # REFERENCE

97 APR 17 PM 2:40

No. 1140822