BOOK 10431 PG 552

44

Name & Address New Owner:
Walter H. Carter, Trustee

Send Tax Bills to:
Same as New Owner

97 APR 28 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0298744

Tax Map and Parcel Nos.
Map 51-12
Parcel 35

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, ROBERT L. KAATRUDE, UNMARRIED,** the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **WALTER H. CARTER, TRUSTEE WITH FULL POWER TO SELL, TRANSFER, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Morningside Heights, Section One, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Robert L. Kaatrude by deed from Jack Olin Loveday and wife, Velma Ann Loveday of record in Book 5896, Page 684 and by Quitclaim Deed pursuant to a divorce decree from Beverly J. Kaatrude, also known as Beverly J. Roderick of record in Book 10137, Page 522, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 102 BERKLEY DRIVE, MADISON, TN 37115

4306 04/28 0101 03CHECK 149.60

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1997. This conveyance is made subject to all matters as may be set forth on the Plan of Morningside Heights, Section One, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 my hand this the 25th day of April, 1997.

Robert L. Kaatrude

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Kaatrude, the within bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 25th day of April, 1997.

Commission expires: 5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Sworn to and subscribed before me
this the 25th day of April, 1997.

Notary Public
My Commission expires: ~~5/23/98~~ 5/30/99

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10431 PG 554

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	38000.00
			CON TX	140.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	149.60
			CHECK	149.60
04/28/97	01	15:45	0001	4306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298744
IDENTIF. ↑ REFERENCE

97 APR 28 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144412