BOOK 10459 PG 190

14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY RALSTON-GOOD	NEW OWNER	MAP-PARCEL NO.
(NAME)	(NAME)	
81 BROOKWOOD TERRACE		103-14-0 032.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(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, Heidi Metke Staggs, Co-Trustee and Edward Foster, Co-Trustee of The Patricia Ann Metke Family Trust; and Heidi Metke Staggs as Executor of the Estate * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEREMY RALSTON-GOOD, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Revised Plan of Hillwood Terrace, Section 2 of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Edward J. Metke and wife, Patricia A. Metke, by Deed from Roy A. Taylor and wife, Carolyn H. Taylor, of record in Book 4117, Page 588, Register's Office for Davidson County, Tennessee. Edward J. Metke died on September 30, 1983 (estate probated in Davidson County, Tennessee under Docket No. 74133) and the property vested in Patricia Ann Metke as surving tenant by the entirety. Patricia Ann Metke died January 3, 1997 and through her Will, Probate No. 97P110, The Patricia Ann Metke Family Trust was established and the property was devised to Heidi Lee Staggs and Edward Foster as Co-Trustees of the Patricia Ann Metke Family Trust.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 81 BROOKWOOD TERRRACE, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*of Patricia Ann Metke **

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 May 19 97

Heidi Metke Staggs Co-Trustee
HEIDI METKE STAGGS, CO-TRUSTEE

Heidi Metke Staggs Executor
HEIDI METKE STAGGS, EXECUTOR

Edward Foster Co-Trustee
EDWARD FOSTER, CO-TRUSTEE

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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 Heidi Metke Staggs, Co-Trustee of The Patricia Ann Metke Family Trust; and Heidi Metke Staggs as Executor of the Estate of Patricia Ann Metke

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 May, 1997.

Commission expires 7/24/97

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

COMMONWEALTH OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Foster as Co-Trustee of The Patricia Ann Metke Family Trust, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Bowling Green, Ky this 16th day of May, 1997.

NOTARY PUBLIC
My Commission Expires: 12/30/97

2751 05/20 0101 07CHECK 597.30

**Heidi Metke Staggs, Executor of the Estate of Patricia Ann Metke, joins in the execution of this instrument pursuant to power of sale in the Will of Patricia Ann Metke probated in Davidson County, Tennessee as Docket No. 97P110 in order to release, convey and transfer any interest held by the Estate of Patricia Ann Metke to the with named Grantee(s).

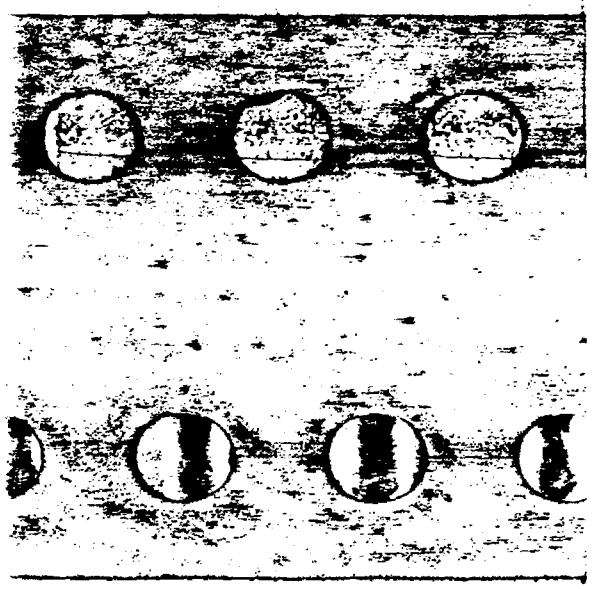
03065469

IDENTIFICATION

97 MAY 20 AM 9:11

DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10459 PG 192

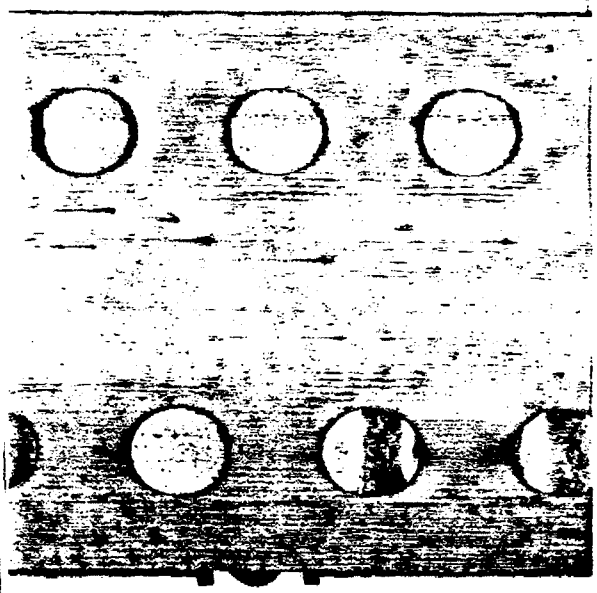
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

05/20/97 01 09:48 0001 2751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03064469
IDENTIF. ↑ REFERENCE

97 MAY 20 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1152755