185

1.LO

BOOK 10484 PG 134

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **June, 1997** between DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTOR, and STEPHEN GOOBIC, UNMARRIED, and PEG CUMMINS, UNMARRIED, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto STEPHEN GOOBIC, UNMARRIED, and PEG CUMMINS, UNMARRIED, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1127 SHELTON AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves/itself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Denise C. Allis, Trustee
DENISE C. ALLIS, TRUSTEE Signature of Seller

97 JUN -6 PM 12:21
FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN.

0094 06/06 0101 03CHECK

179.50

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DENISE C. ALLIS, TRUSTEE WITH FULL POWER, 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 **4th** day of **June, 1997.**

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/19/99

Name and Address of Property Owner:

STEPHEN GOOBIC and PEG CUMMINS

Property Address:

1127 SHELTON AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

_____

_____

Map & Parcel #: MAP 072-03-0, PARCEL 295.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

x Peg Cummins
Affiant Steve Goobic

Sworn to and subscribed before me, a Notary Public, this **4th** day of **June, 1997.**

Rosemary S. Knowlton
Notary Public

My Commission Expires: _____

ROSEMARY S. KNOWLTON
Notary Public, St. Lawrence Co.
My Commission Expires Dec. 18, 1997

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EXHIBIT 'A'

LAND in Davidson County, Tennessee, described as follows, to-wit: Being the easterly 88.8 feet of Lot No. 81 on the Map of Inglewood Place, as of record in Plan Book 332, page 101, Register's Office for Davidson County, Tennessee. Said easterly 88.8 feet of Lot No. 81 fronts 88.8 feet on the northerly side of Shelton Avenue, and runs back northerly between parallel lines 176 1/2 feet, more or less to the South line of Lot No. 94.

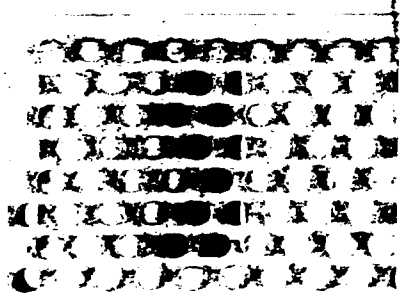
This instrument is made subject to applicable local government planning, building and zoning regulations.

Being the same property conveyed to DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, by Deed from ALICE W. JEW FOUNDATION, of record in Deed Book 10329, Page 817, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 072-03-0, PARCEL 295.00).

2. All matters as set forth on the Plan of record in Plat Book 332, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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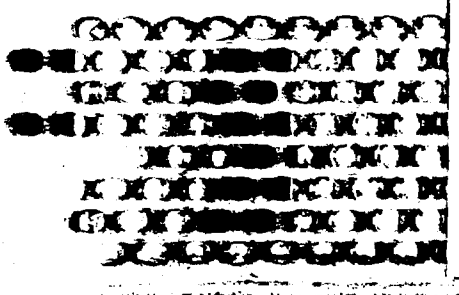
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
TOTAL	179.50
CHECK	179.50

06/06/97 01 12:22 0001 0094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0313225

IDENTIF. # REFERENCE

97 JUN -6 PM 12:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160010