47

BOOK 10497 PG 895

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 7-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall K. Madison (NAME)	First Union Mortgage Corporation (NAME)	P/O MAP 60
504 Longleaf Court (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 42
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Matt Ward and wife, Patricia Ann Porterfield Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall K. Madison, 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:

Being Lot No. 55, Pine Ridge Subdivision, Section 4, as shown by plat and survey of record in Plat Book 9700, page 178, of the Register's Office of Davidson County, Tennessee, to which plat refernce is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Matt Ward by deed from Union Planters Bank of Middle Tennessee, N.A., of record in Book 9981, Page 699, Register's Office for said County.

Patricia Ann Ward join in this conveyance for the purpose of conveying any right, title, and interest in and to subject property, marital or otherwise.

Matt Ward executes this instrument as Attorney in Fact on behalf of Patricia Ann Porterfield Ward pursuant to Special Power of Attorney recorded in Book 10056, Page 810, Register's Office for Davidson County, Tennessee.

97 JUN 19 AM 9:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03175 18

unimproved ( )
This is improved (X) property, known as 504 Longleaf Court, Nashville, TN 37207
(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 my hand this 16th day of June 19 97

× Matt Ward
Matt Ward

× Patricia Ann Porterfield Ward
Patricia Ann Porterfield Ward
By Matt Ward, Attorney-in-Fact
By Matt Ward

BOOK 10497 PG 896

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 Matt Ward

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 Goodlettsville, Tennessee, this 16th day of June 19 97

Commission expires 11-27-99

Vickie L Rodgers
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matt Ward, to me known to be the person who executed the foregoing instrument in behalf of Patricia Ann Porterfield Ward and acknowledged that he executed the same as the free act and deed of the said Patricia Ann Porterfield Ward

Witness my hand and seal at Goodlettsville, Tennessee, this the 16th day of June, 1997.

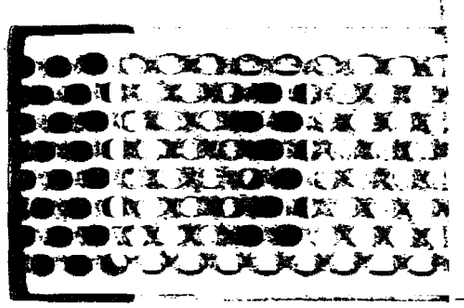
Commission expires: 11-27-99

Vickie L Rodgers
Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

4894 06/19 0101 03CHECK 275.03

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



RECEIVED OF _____

FOR _____

BOOK 10497 PG 897

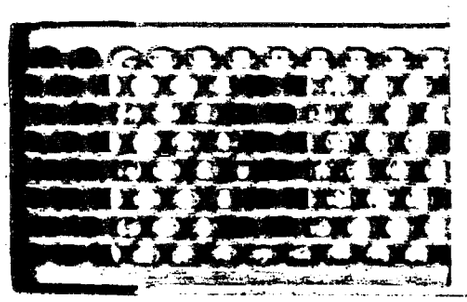
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

06/19/97 01 09:37 0001 4894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03175518
IDENTIF. & REFERENCE

97 JUN 19 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1164953