OFF REC



# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,800.00

Marilyn Rawding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1997

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES 3/24/01
(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 |
|---|---|---|
| Marilyn Rawding (NAME) | Chase Manhattan Mortgage (NAME) | MAP 83.08 |
| 2725 Meadow Rose Drive (ADDRESS) | 1500 North 19th Street (ADDRESS) | PARCEL 168 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Monroe, LA 71201 (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, Patsy E. Flanigan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Rawding, 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 lying and being in Davidson County, Tennessee, BEGINNING in the west margin of Meadow Rose Drive at the corner of lots 10 and 11 of the plan of Whitman Meadows, Section 2, as of record in Book 3106, Page 127, Register's Office for said County, thence north 71 degrees 14 minutes 18 seconds west 138.6 feet to a point in the line between said Whitman Meadows Subdivision, Section and Section 2, as of record in Book 2854, Page 55, said Register's office, which is also the westerly line behind Lot No. 10 and along a portion of the boundary of Lot No. 11 south 19 degrees 25 minutes west 40.9 feet, thence north 85 degrees 33 minutes east 159.70 feet to the westernmost line of Lot No. 11 and a portion of the western boundary of Lot No. 12 of said Subdivision, south 2 degrees 20 minutes east 72.18 feet, thence in a easterly direction 277 feet more or less to a point in the west margin of Meadow Rose Drive, thence northerly along the western margin of said drive 116.8 feet to the point of beginning.

BEING the same property conveyed to Patsy E. Flanigan, unmarried by deed from Paul C. Koulakov and Patsy E. Flanigan, both unmarried, of record in Book 8045, Page 873, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 2725 Meadow Rose Drive, Nashville, TN 37206
(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 20th day of June 19 97

Patsy E. Flanigan

Patsy E. Flanigan

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 Patsy E. Flanigan, unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 20th day of June 19 97.

Commission expires 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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 _____

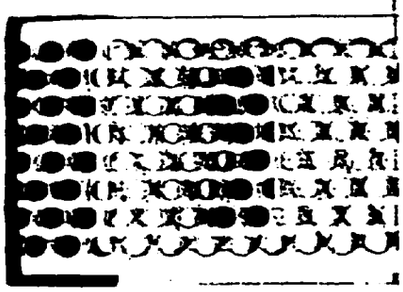
_____
Notary Public

97 JUN 24 PM 1:31
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

031971
IDENTIF. # REFERENCE

6729 06/24 0101 03CHECK 415.63

OFF REC



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

RECEIVED OF _____

FOR _____

BOOK 10503 PG 710

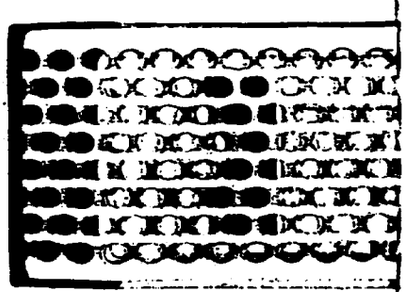
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63

06/24/97 01 13:34 0001 6729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03'9'117
IDENTIF. ↑ REFERENCE

97 JUN 24 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1166558