60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10537 PG 815

ADDRESS NEW OWNER:
Mary Lou Vantrease
6844 River Ridge Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Tucker Federal Bank d/b/a Prime Lending
P. O. Box 211788
Augusta, GA 30917-1788

MAP **141-15**
GROUP **C**
PARCEL **57.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ricky Thomas Wallace and wife, Kellie Lynn Wallace** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mary Lou Vantrease, unmarried**, hereinafter called the "GRANTEE", her 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. 120, of the Rolling River Estates Subdivision, Phase 9, of record in Plat Book 6200, page 52 & 53, as amended in Book 6599, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ricky Thomas Wallace and wife, Kellie Lynn Wallace by deed from E. Stanley Rust and wife Jocelyn K. Rust dated , of record in Book 7381, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 6844 River Ridge Dr., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7378 07/22 Clwt Cnd Sc

97 JUL 22 AM 10:07

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WITNESS our hands this the 18th day of June, 1997.

BOOK 10537 PG 816

Ricky Thomas Wallace

Ricky Thomas Wallace

Kellie Lynn Wallace

Kellie Lynn Wallace

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ricky Thomas Wallace and wife, Kellie Lynn Wallace**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of June, 1997.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $154,000.00.

Mary Lou Vantrease

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 1997.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10537 PG 817

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

CASH

CO TX 569.80

PRFEE 1.00

MISC 8.00

TOTAL 578.80

CHECK 578.80

07/22/97 01 10:0[illegible] 7278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0328915

IDENTIFICATION NUMBER

97 JUL 22 AM 10:07

DAVIDSON COUNTY, TN

No. 1177062