BOOK 10571 PG 667

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

97 AUG 18 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0338330

THIS INDENTURE, made and entered into as of the **19th** day of **July, 1997** by and between

ZETA D. WOODRUFF, SPOUSE IF ANY ,

hereinafter referred to as Grantor, and

DENISE DARVIN, SPOUSE IF ANY ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 458 ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
BEING ALL THE SAME PROPERTY CONVEYED TO ZETA D. WOODRUFF, UNMARRIED BY DEED FROM HOON JONG PARK AND WIFE HEI OK PARK OF RECORD IN BOOK 8458 PAGE 83 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Zeta D. Woodruff
ZETA D. WOODRUFF

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ZETA D. WOODRUFF, SPOUSE IF ANY** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **July, 1997**.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expiration: 3-25-1999

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

7680 08/18 0101 03CHECK 323.50

Denise Darvin
Affiant

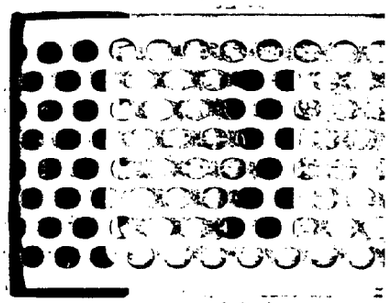
Subscribed and sworn to before me this **19th** day of **July, 1997.**

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE STATE OF TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	DENISE DARVIN 1405 SIXPENCE PLACE MADISON TN 37115	1405 SIXPENCE PLACE MADISON TN 37115 MAP PARCEL NUMBER 42-7-A 111.CO



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

RECEIVED OF _____

FOR _____

BOOK 10571 PG 669

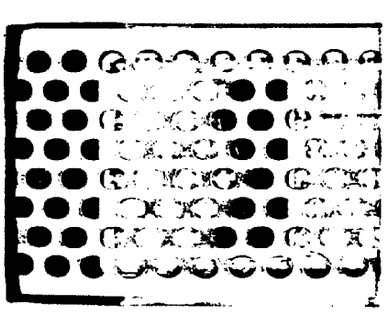
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

08/18/97 01 14:08 0001 7680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338330
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 2:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 118741