186

BOOK 10590 PG 184

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 **22nd** day of **August, 1997** between VERDA HUDSON ALLEN, A MARRIED WOMAN,, and JOE D. ALLEN, HER HUSBAND, and BERNICE HUDSON COOKE, A MARRIED WOMAN,, and RUPERT H. COOKE, HER HUSBAND, GRANTORs, and JERRY E. MONAHAN, A MARRIED MAN, and DEBORAH R. MONAHAN, HIS WIFE, 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, VERDA HUDSON ALLEN, A MARRIED WOMAN,, and JOE D. ALLEN, HER HUSBAND, and BERNICE HUDSON COOKE, A MARRIED WOMAN,, and RUPERT H. COOKE, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JERRY E. MONAHAN, A MARRIED MAN, and DEBORAH R. MONAHAN, HIS WIFE, 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 GRANTORs 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 1115 GREENLAND AVENUE, NASHVILLE, TNG 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 GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

JOE D. ALLEN and RUPERT H. COOKE, respective husbands of Verda Hudson Allen and Bernice Hudson Cooke, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

GRANTORs further covenant and bind themselves, their 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 hands and seals of GRANTORs on the day and year first above written.

Verda Hudson Allen
VERDA HUDSON ALLEN
Signature of Seller

Joe D. Allen
Signature of Seller

Bernice Hudson Cooke
BERNICE HUDSON COOKE
Signature of Seller

Rupert H Cooke
Signature of Seller

97 SEP -2 PM 2:12
FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY, TN.

IDENTITY REFERENCE

0134395

BOOK 10590 PG 185

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BERNICE HUDSON COOKE, A MARRIED WOMAN, and ROBERT H. COOKE, HER HUSBAND, the within named 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, at office, this **22nd** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, VERDA HUDSON ALLEN, A MARRIED WOMAN,, and JOE D. ALLEN, HER HUSBAND, the within named 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, at office, this **22nd** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLS

Name and Address of Property Owner:

JERRY E. MONAHAN, A MARRIED MAN, and DEBORAH R. MONAHAN, HIS WIFE
103 HART LANE, APT. 202
NASHVILLE, TN 37207

Property Address:

1115 GREENLAND AVENUE
NASHVILLE, TNG 37216

Person Responsible for Taxes:

SOUTHTRUST MORTGAGE CORPORATION
P.O. BOX 530060
BIRMINGHAM AL 35253-2060

Map & Parcel #: MAP 061-11, PARCEL 318

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 **$61,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLS

EXHIBIT 'A'

LAND lying and being int he 8th Councilmanic District of Davidson County, Tennessee, and being Lot 1 on the Re-Subdivision of part of Lots 7 and 9 of Greenland Tract, which plat is of record in Plat Book 8250, page 770, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for a more complete and accurate description of said lot.

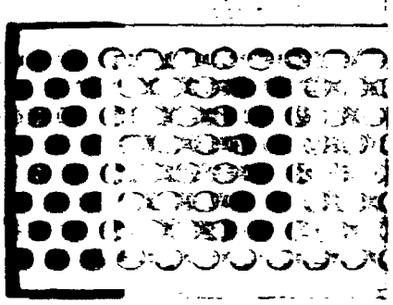
Being a portion of the same property conveyed to LOUISE MARTIN HUDSON, by Deed from JAMES J. CADY AND WIFE, MYRTLE CADY, of record in Deed Book 1238, page 378, Register's Office for DAVIDSON County, Tennessee. The said Louise Martin Hudson having since died and by her Last Will and Testament filed in the Probate Court for Davidson County, Docket No. 97P-598, to Will Book 212, page 708, the property was devised to her two daughters, Verda Hudson Allen and Bernice Hudson Cooke.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 (WHICH HAVE NOT YET BEEN ASSESSED) and subsequent years not yet due and payable (MAP 061-11, PARCEL 318, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 700).

2. All matters as set forth on the Plan of record in Plat Book 8250, page 770, said Register's Office, which plan includes an owner's certificate, a 20-foot public utility and drainage easement along the southwesterly lot line; and a 10-foot drainage easement along the northeasterly lot line.

3375 09/02 0101 03CHECK 238-70



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

RECEIVED OF _____

FOR _____

BOOK 10590 PG 187

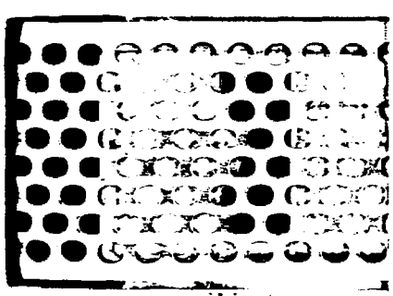
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 12.00
TOTAL 238.70
CHECK 238.70

09/02/97 01 14:14 0001 3375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343595
IDENTIFICATION REFERENCE

97 SEP -2 PM 2:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 119281