Box 28

BOOK 10623 PG 82

This Form furnished by: FRED C. DANCE, ATTORNEY AT LAW

97 SEP 26 PM 2:17

FILED & RECORDED
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0352779

FROM:

PHILIP M. WALDEN and PEGGY HACKETT WALDEN

TO:

HELEN SFIKAS ROGERS and LAWRENCE J. KAMM

WARRANTY DEED

3199 09/26 0101 03CHECK 2695.50

New Owner & Address	Taxable Party	Map-Parcel Numbers
Helen Sfikas Rogers and Lawrence J. Kamm 2205 State Street Nashville, TN 37203	Helen Sfikas Rogers and Lawrence J. Kamm 2205 State Street Nashville, TN 37203	Map No. 92-15 Parcel No. 104

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ 725,000.00

Helen Sfikas Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th, DAY OF September, 1997.

Jo Ann Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/28/98.
DATE

Instrument Prepared By:

FRED C. DANCE
Dance, Dance & Lane
Suite 101
320 West End Avenue
Nashville, TN 37219

(615) 383-0876

For and in consideration of the sum of Seven Hundred Twenty-Five Thousand and No/100 (**$725,000.00**) Dollars, cash in hand paid by the hereinafternamed Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **PHILIP M. WALDEN and PEGGY HACKETT WALDEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey into **HELEN SFIKAS ROGERS** and Spouse, **LAWRENCE J. KAMM**, as tenants by the entireties with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of real estate located in Metropolitan Nashville and Davidson County, State of Tennessee, fronting

on the Southeasterly margin of State Street and being situated East of Louise Avenue and West of 22nd Avenue North and said tract or parcel more described as follows:

BEING the Easterly half of Lot Nº's 19, 20 and 21 on the Plan of Percy D. Maddin's Subdivision of certain Lots in The Elliston Plan, as of record in Plat Book Nº 57, Page Nº 139, Register's Office of Davidson County, Tennessee, and being further described as follows:

BEGINNING at an Iron Pin in the Southeasterly Margin of State Street, said point of beginning being located North 57 degrees 58 minutes 10 seconds East 72.08 feet from the intersection point of the Southeasterly Margin of State Street and the Northeasterly Margin of Louise Avenue; Thence, continuing with said Southeasterly Margin of State Street North 57 degrees 58 minutes 10 seconds East 72.00 feet to an Iron Spike in the Southwesterly Margin of the Public Alley Nº 903 (being 11.0 feet wide); Thence, with said Margin of the Alley South 31 degrees 54 minutes 00 seconds East 146.00 feet to an Iron Pin at the Common Rear Corner of Lots 18 and 19 on said Plan of Percy D. Maddin; Thence, with the Common Line between said Lots 18 and 19, South 57 degrees 58 minutes 10 seconds West 72.00 feet to an Iron Pin; Thence, North 31 degrees 54 minutes 00 seconds West 146.00 feet to the point of beginning, and containing 0.241 acres, or 10,512 square feet, more or less.

BEING the same real property conveyed to Philip Walden by Metropolitan Equities, L.P., a Tennessee Limited Partnership, by Special Warranty Deed, dated March 16, 1995, of record in Book Nº 9620, Page Nº 439, Register's Office of Davidson County, Tennessee.

This is improved property, known as:

2205 State Street, Nashville, Tennessee 37203

To **HAVE AND TO HOLD** the said tract or parcel of land, with 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 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 defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSED my hand this the 26th day of September, 1997.

Philip M Walden by
Jack F Stringham P.O.A.

PHILIP M. WALDEN, by Attorney-in-Fact, JACK F. STRINGHAM

Peggy Hackett Walden
Jack F Stringham P.O.A.

PEGGY HACKETT WALDEN, by Attorney-in-Fact, JACK F. STRINGHAM

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for the said County and State, the within named **JACK F. STRINGHAM,**, Attorney-in-Fact for **PHILIP M. WALDEN**, the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes of therein contained by the Durable Power-of-Attorney for the sale of the real property known as *2205 State Street, Nashville, Tennessee*, dated the 24th, day of September, 1997, of Record in Book Nº 10623 Page Nº 80, Register's Office of Davidson County, Tennessee.

WITNESS my hand at Nashville, Davidson County, Tennessee, this the 26th day of September, 1997.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires: 11/28/98
DATE

STATE OF TENNESSEE }

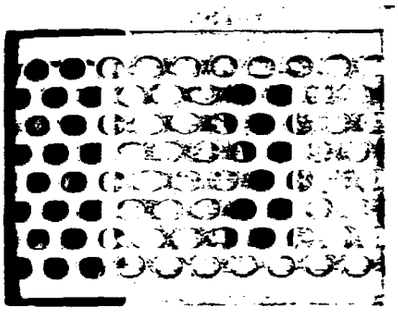
COUNTY OF DAVIDSON }

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WITNESS my hand at Nashville, Davidson County, Tennessee, this the 26th day of September, 1997.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires: 11/28/98
DATE



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

RECEIVED OF _____

FOR _____

BOOK 10623 PG 85

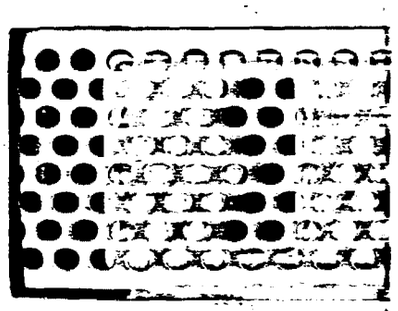
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	725000.00
CON TX	2682.50
PRFEE	1.00
WDEED	12.00
TOTAL	2695.50
CHECK	2695.50

09/26/97 01 14:15 0001 3199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0352779
IDENTIF. # REFERENCE

97 SEP 26 PM 2:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1202572