BOOK 10642 PG 692

0358071

IDENTIF. & REFERENCE

97 OCT 10 PM 2:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-6546

MAP/GROUP/PARCEL
084-01-0/122.00

NEW OWNER'S NAME AND ADDRESS:
Martha Booker
1209 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

8841 10/10 0101 03CHECK 25e.5(

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, L. Wayne Smith and wife, Judy L. Smith, hereinafter called Grantors, do hereby transfer and convey unto Martha Booker, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3, Rose Estates, as of record in Book 3600, Page 37, Register's Office for said County, as follows:
>
> SAID Lot No. 3 fronts 78.5 feet on the east side of Rosebank Avenue, and extends back 148.26 feet on the south line and 195.28 feet on the north line, to a dead line in the rear, on which it measures 91.50 feet.
>
> The subject property is improved property commonly known as 1209 Rosebank Avenue, Nashville, Tennessee.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 5076, Page 676, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

L. Wayne Smith

Judy L. Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, L. Wayne Smith and wife, Judy L. Smith, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

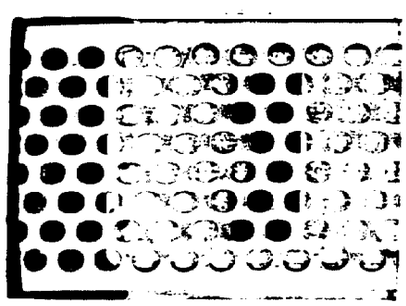
The actual consideration or value whichever is greater for this transfer is $75,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:
2/3/98



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

RECEIVED OF _____

FOR _____

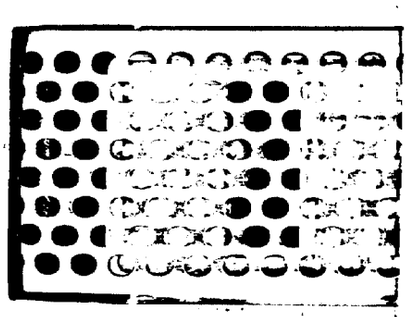
BOOK 10642 PG 694

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/10/97 02:27 0001 8041



0358071
IDENTIF. # REFERENCE

97 OCT 10 PM 2:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1208161