0359979

IDENTIF. & REFERENCE

97 OCT 17 AM 9:05

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

PICK-UP

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
304 Public Square, Franklin, Tennessee 37064
(615) 794-8780

New Owners:	Send Tax Bills To:	Mortgagee:
TERESA JILL WARDEN 320 Lynn Drive Nasvhille, TN 37211	same as owner	SouthTrust Mortgage Corporation P. O. Box 532600 Birmingham, AL 35253-2060

Map 147-1, Parcel 083.00

BOOK 10648 PG 961

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, A. J. MCDADE AND WIFE, ELEANOR L. MCDADE, Grantor(s), have(has) bargained and sold and by these presents do(does) transfer and convey unto TERESA JILL WARDEN, Grantee(s), her heirs and assigns, the property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 347 on the Plan of Caldwell Hall, Section 3, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot No. 347 fronts 85 feet on the northerly margin of Lynn Drive, and extends back 152.5 feet on the westerly side and 152.9 feet on the easterly side to a line in the rear, on which it measures 85 feet.

Being the same property conveyed to A. J. McDade and wife, Eleanor L. McDade, by warranty deed of Marvin Roberts and wife, Rosemary Roberts, of record in Book 4303, page 5, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee(s), her heirs and assigns forever.

AND WE DO(ES) COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows:

1. Restrictive covenants contained in instrument of record in Book 3164, page 222, Register's Office of Davidson County, Tennessee.

2. Matters appearing on the Plan of Caldwell Hall, Section III, of record in Plat Book 2900, page 131, Register's Office of Davidson County, Tennessee.

AND WE DO(ES) FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee(s), her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my(our) hand(s) on this the 16th day of October, 1997.

A. J. McDade
A. J. MCDADE

Eleanor L. McDade
ELEANOR J. MCDADE

[illegible]

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, A. J. MCDADE AND WIFE, ELEANOR L. MCDADE, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 1997.

Elizabeth Johnson
NOTARY PUBLIC

My Commission Expires: 3/4/2001

STATE OF Tennessee)
)
COUNTY OF WILLIAMSON)

0922 10/17 0101 03CHECK 425.25

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Teresa Jill Whirden
AFFIANT

Sworn to and subscribed before me this 16th day of October, 1997.

Jean C. Potter
NOTARY PUBLIC

My Commission Expires: 7/31/2001

97-1138

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10648 PG 963

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 112500.00
				CON TX 416.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 425.25
				CHECK 425.25
10/17/97	01			09:08 0001 0922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359979
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97 OCT 17 AM 9:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1210214