BOOK 10704 PG 109

0375459

IDENTIFICATION REFERENCE

97 DEC -2 PM 1:48

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

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen B. Hayes 144 46th Ave North Nashville, TN 37209	FTB Mortgage Services 313 East Main Street Hendersonville, TN 37075

TAX MAP-PARCEL NUMBERS: 103-04-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 125,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Veronica Payne Rice, a married woman** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen B. Hayes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, Page 104, said Register's Office.

BEGINNING at a point in the East margin of 46th Avenue, North, said beginning point being 80 feet north of the northeast corner of 46th Avenue, North and Utah Avenue; thence, running at right angles easterly, along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence, at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue, North; thence, at right angles south along the east margin of 46th Avenue, North; thence, at right angles south along the east margin of 46th Avenue, North, 80 feet to the point of beginning.

BEING the same property conveyed to Dennis B. Rice and wife, Ann V. Rice by deed from Holly Suzette Dunn of record in Book 7532, Page 663, Register's Office for said County. The said Dennis B. Rice and Ann V. Rice have since divorced and by Quitclaim Deed of record in Book 8430, Page 225, said Register's Office, the said Dennis Bernard Rice conveyed his interest in subject property to Ann Veronica Payne Rice. The said Ann Veronica Payne Rice now being known as Ann Veronica Payne Rice Waters. Dan Collins Waters, Jr. joins in this conveyance strictly to release any and all marital interest he may have in the above described property. The said Ann Veronica Payne Rice Waters and Ann V. Waters are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 144 46th Ave North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of November, 1997.

Ann V. Waters **Dan Collins Waters, Jr.**

State of Tennessee
County of Davidson

On this 26th day of November, 1997, before me the undersigned authority, personally appeared **Ann V. Waters and Dan Collins Waters, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE CHRISTY WILKINS IVEY DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

6000 12/02 0101 03CHECK 471.50

AFFIDAVIT

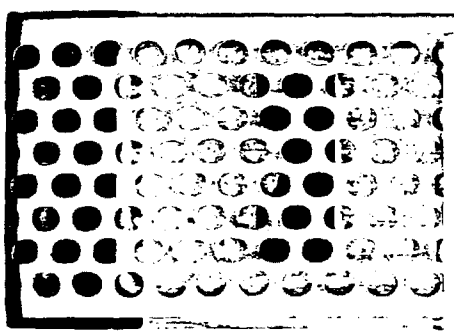
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me on the 26th day of November, 1997.

My Commission Expires: NOTARY PUBLIC AT LARGE CHRISTY WILKINS IVEY DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

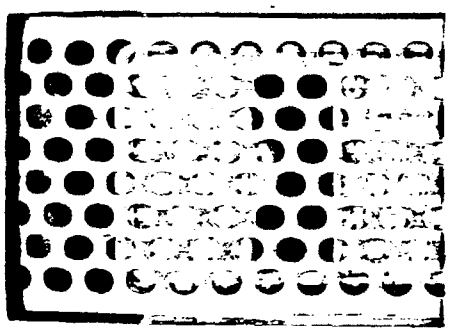
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
MRECD 8.00
TOTAL 471.50
CHECK 471.50

12/02/97 01 13:45 0001 6000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0375459
IDENTIF. & REFERENCE

97 DEC -2 PM 1:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226828