181

book 10715 page 237

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 **5th** day of **December, 1997** between KIT L. HENDRICKSON, A WIDOW, UNMARRIED, GRANTOR, and LOIS H. MILLER and EDWIN F. MADRIGAL, WIFE AND HUSBAND, 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, KIT L. HENDRICKSON, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LOIS H. MILLER and EDWIN F. MADRIGAL, WIFE AND HUSBAND, 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 GRANTOR 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 114 OLD TRINITY LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her 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 hand and seal of GRANTOR on the day and year first above written.

BY: Kit L. Hendrickson
KIT L. HENDRICKSON Signature of Seller

9408 12/10 0101 03CHECK 172.10

IDENTIF. + REFERENCE

97 DEC 10 AM 10:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

037854

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KIT L. HENDRICKSON, A WIDOW, UNMARRIED, 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 **5th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

LOIS H. MILLER and EDWIN F. MADRIGAL, WIFE AND HUSBAND and
209 FORREST PARK ROAD
MADISON, TN 37115

Property Address:

114 OLD TRINITY LANE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 071-07-0, PARCEL 066.00

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 **$43,000.00** 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 **5th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee being the northerly part of Lot No. 16 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S.M. McMurray Company, Engineers, dated May 10, 1950, as follows:

Beginning on the southerly margin of Old Trinity Lane at a point 60 feet east of the northeast corner of the property conveyed to Leland Mabry and wife, by deed from Ezell Dickerson and wife, of record in Book 2439, page 181, Register's Office for said County, being a corner of Lots Nos. 15 and 16 on said unrecorded plan; thence with the line between said two lots, Southerly 129 feet to a corner of Lots Nos. 6 and 7 on the Plan of Linda Jacob Subdivision, Section 1, of record in Book 2083, page 7, said Register's Office; thence South 88 degrees East, 60 feet to the corner of Lots Nos. 5 and 6 on said recorded subdivision and Lots 16 and 17 on said unrecorded subdivision; thence with the line between Lots Nos. 16 and 17, Northerly 129 feet to the southerly margin of Old Trinity Lane; thence with the same, Westerly 60 feet to the beginning.

Being the same property conveyed to William H. Hendrickson and wife, Kit L. Hendrickson, by Deed from CHARLES EDWARD DAVIS, of record in Book 9478, page 803, Register's Office for DAVIDSON County, Tennessee, the said William H. Hendrickson having since died, the property vests by operation of law in his surviving spouse, Kit L. Hendrickson, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 071-07-0, PARCEL 066.00).

2. Unrecorded easements for roads and utilities, if any.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10715 PG 240

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

MAMT 43000.00
MOR TX 159.10
PRFEE 1.00
TDEED 12.00
TOTAL 172.10
CHECK 172.10

12/10/97 01 10:16 0001 9408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037854 I
IDENTIF. A REFERENCE

97 DEC 10 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230193