BOOK 10718 PG 274

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Mildred A. Minnifee	**SAME**	**72-14**
2008 Scott Avenue		**330**
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $58,900.00.

David Gerrard
Affiant

Subscribed to and sworn before me this 25th day of November, 1997.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DAVID GERRARD, unmarried, hereinafter called "GRANTOR", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said MILDRED A. MINNIFEE, married, hereinafter called "GRANTEE", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Map of a Subdivision of Belle Forest No. 2, as of record in Book 843, page 94, Register's Office for said County.

Said Lots No. 2 fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David B. Gerrard, unmarried, by deed from Priscilla Newman of record in Book 10026, page 811, Register's Office for Davidson County, Tennessee.

This is improved property known as 2008 Scott Avenue, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 25th day of November, 1997.

David Gerrard

David Gerrard

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID GERRARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of November, 1997.

LaSonia D. Moss

Notary Public

My Commission Expires: 3/24/2001

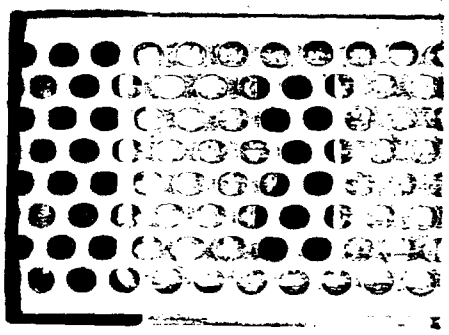
LA SONIA E. MOSS NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.

0379316
IDENTIFICATION REFERENCE

97 DEC 11 PM 4:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0244 12/11 0101 03CHECK 226.93



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

RECEIVED OF _____

FOR _____

BOOK 10718 PG 276

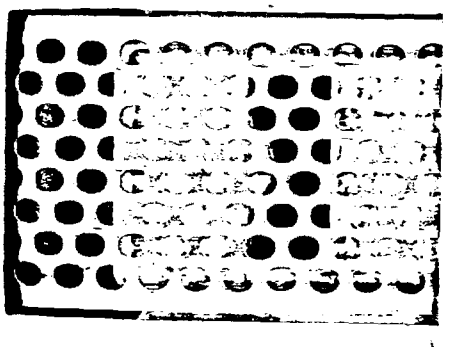
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58900.00
CON TX 217.93
PRFEE 1.00
WDEED 8.00
TOTAL 226.93
CHECK 226.93

12/11/97 01 16:24 0001 0244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03793 16
IDENTIFICATION REFERENCE

97 DEC 11 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1231021