260

BOOK 10747 PG 521

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Margaret Mandell	[NEW OWNER	[ ]
[1238 Massman Drive	[	[Map 73-09]
[Nashville, TN 3721 7	[	[Parcel 229]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[97-12-4737		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert L. Kaatrude, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Margaret Mandell (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for said County.

Said Lot No. 5 fronts 85.62 feet on the northerly margin of Cooper Terrace and extends back 234.47 feet on the westerly line and 238.64 feet on the easterly line to a broken line in the rear, measuring 35.54 thereon.

Being the same property conveyed to Robert L. Kaatrude Quitclaim Deed from Beverly J. Roderick of record in Book 10137, page 522, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **2317-2319 Cooper Terrace, Nashville Tennessee 37216.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[**The actual consideration or value, whichever is greater for**
[**this transfer is $70,000.00.**
[Margaret Mandell
[**Affiant**
[**Subscribed and sworn to before me this**
[**2nd day of January, 1998.**
[
[**Notary Public**
[
[**My Commission Expires:** 1-24-98

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

U56117

IDENTIF. ▲ REFERENCE

98 JAN -6 AM 9:27

REGISTER
DAVIDSON COUNTY, TN.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of **January, 1998**.

Robert L. Kaatrude

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Kaatrude, the bargainor, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 2nd of January, 1998.

NOTARY PUBLIC

My Commission Expires: 1-29-98

A:\DOT\DWARRDEED\KAATRUD.WPD

8830 01/06 0101 03CHECK 268.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10747 PG 523

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK A1406498 01 0830 0001 8830

0387179
IDENTIF. & REFERENCE

93 JAN -6 AM 9:27
REGISTER
DAVIDSON COUNTY, TN.

No. 1239510