BOOK 10771 PG 480

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $109,000.00 Nyla R. Davis **AFFIANT** Subscribed and sworn to before me, this 27th day of January, 1998. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owners As Follows: Nyla R. Davis, 525 Belle Pointe Court, Nashville, TN 37221

Send Tax Bills To: NationsBank Mortgage Corp., P.O. Box 353, 142-10B-56 CO, Louisville, KY 40201-0353

Map-Parcel Number:

98 JAN 28 AM 10:12

0391376

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW M. IKARD AND WIFE, MARGARET W. IKARD** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NYLA R. DAVIS, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Belle Pointe, Phase IV of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew M. Ikard, by deed from Mortgage Guaranty Insurance Corp., of record in Book 9695, page 260, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agree to

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2. Matters shown on the Plan of record in Book 6900, page 44, Register's Office for said County.

3. Restrictive covenants of record in Book 6689, page 772; Book 6702, page 406; Book 6774, page 774; Book 6862, page 292; Book 6959, page 766; Book 6689, page 783; Book 7409, page 224; Book 7851, page 215; Book 8016, page 858 and Book 9319, page 443, Register's Office for said County.

This is improved property known as 525 Belle Pointe Court, Nashville, Tennessee 37221.

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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of January, 1998.

Matthew M. Ikard

Margaret W. Ikard

6635 01/28 0101 03CHECK 412.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW M. IKARD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1998.

Notary Public

My Commission Expires: 5/30/98

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

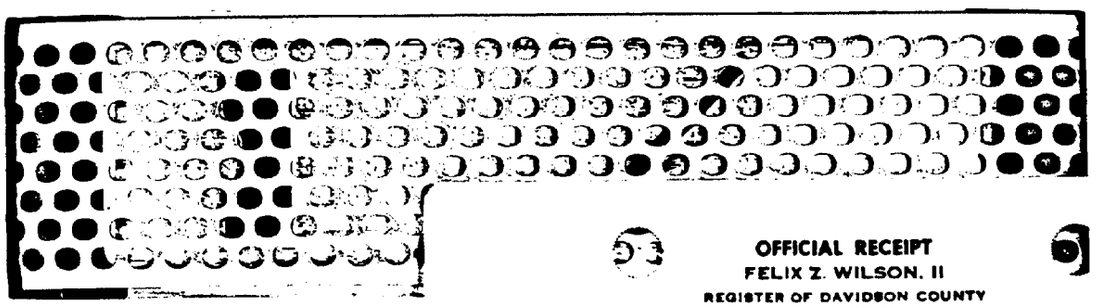
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET W. IKARD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1998.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

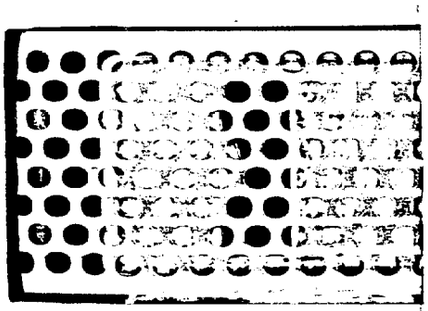
BOOK 10771 PG 482

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6635



0394376
IDENTIFICATION REFERENCE

98 JAN 28 AM 10:12

DAVIDSON COUNTY, TN.

No. 1247226