BOOK 10792 PG 776

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ELEVENTH DAY OF FEBRUARY, 1998. Notary Public MY COMMISSION EXPIRES: 12-7-98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIA L. URTUBEES	**SAME**	**072-10-225**
(NAME) **3528 HOGGETT FORD ROAD**	(NAME) 1306 LITTON AVENUE	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) NASHVILLE, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM D. JOSLIN AND YUVONNE P. JOSLIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA L. URTUBEES, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot of land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of the Old Litton Tract of Land, described as follows:

Beginning on the southerly margin of Litton Avenue at a point 387 feet west of the westerly margin of Scott Street, being the northwest corner of the property conveyed to H. E. Carrier and wife, by deed from E. B. Rucker and wife, of record in Book 607, page 384, Register's Office for Davidson County, Tennessee; thence with said Carrier's westerly line southwardly 255 feet to the northeast corner of the property conveyed to E. C. Kennedy by deed from John P. Roberts and wife, of record in Book 651, page 502, said Register's Office; thence with said Kennedy's northerly line westwardly 86 feet; thence northwardly 255 feet to the southerly margin of Litton Avenue; thence with same eastwardly 86 feet to the beginning.

Being the same property conveyed to William D. Joslin and wife, Yuvonne P. Joslin by deed from James Edward Cuff, Dorothy Louise Helton, and Mary Frances Allen, of record in Book 6619, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, conditions or restrictions of record which may affect said property.

unimproved ( )
This is improved(X) property, known as **1306 LITTON AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOOK 10792 PG 777

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 11th day of February, 1998.

WILLIAM D. JOSLIN

YUVONNE P. JOSLIN

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 William D. Joslin and Yuvonne P. Joslin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 11th day of February, 1998

Commission expires:November 27, 1999

Deborah J. Cohen Notary Public

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE LAR

PICK-UP

98 FEB 12 AM 10:53

DAVIDSON COUNTY, TN.

IDENTIFICATION

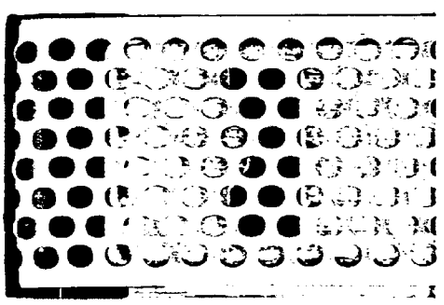
04000200

2846 02/12 0101 03CHECK 153.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10792 PG 778

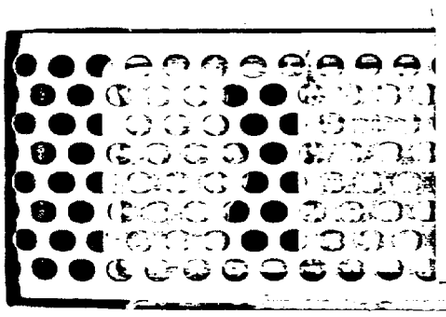
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

02/12/98 01 10:53 0001 2846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0400200
IDENTIF. REFERENCE

98 FEB 12 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253369