BOOK 10796 PG 389

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 39644
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald B. Plunkett Brenda F. Plunkett 906 Steeplechase Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 83-05-294 23W 09690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph M. Traynum, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ronald B. Plunkett and spouse, Brenda F. Plunkett, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 of Block "B" on the Plan of F.O. Beazley's Addition to East Nashville of record in Plat Book 57, page 85, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ralph M. Traynum by deed from Edward J. Derwinski, the Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8523, page 543, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Tammy F. Traynum, the spouse of Ralph M. Traynum, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 1202 Stratton Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 2-11 ,19 98 .

Ralph M. Traynum
Ralph M. Traynum

Tammy F. Traynum
Tammy F. Traynum

State of Tennessee
County of Madison

On 2-11 ,19 98 , before me the undersigned authority, personally appeared Ralph M. Traynum and Tammy F. Traynum, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Sept 16 2001

NINA GUERRING NOTARY PUBLIC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87,500.00

Ronald B. Pickett
Affiant

Sworn and subscribed before me on February 13 ,19 98 .

Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

3942 02/17 0101 03CHECK 332

DAVIDSON COUNTY, TN
98 FEB 17 PM 1:16
IDENTIF. & REFERENCE
040184

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
TOTAL	332.75
CHECK	332.75

02/17/98 01 13:15 0001 3942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 17 PM 1:16

WILSON D. REGISTER
DAVIDSON COUNTY, TN

0401184
IDENTIF. # REFERENCE

No. 1254452